

**2012-013972**

Klamath County, Oregon

12/14/2012 03:11:37 PM

Fee: \$42.00

After recording return to:

JEROME H. BERGMANS4310 LA HABRA WAYKLAMATH FALLS, OR 97603Until a change is requested all tax statements
shall be sent to the following address:JEROME H. BERGMANS4310 LA HABRA WAYKLAMATH FALLS, OR 97603Escrow No. MT95863-SHTitle No. 0095863

SWD r.020212

STATUTORY WARRANTY DEED**STAN B. MATTINGLY and PATTY A. COEN, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

JEROME H. BERGMANS and JANET R. BERGMANS, as tenants by the entirety,Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of
encumbrances except as specifically set forth herein:Lot 11 in Block 21 of TRACT 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.The true and actual consideration for this conveyance is **\$239,500.00**.The above-described property is free of encumbrances except all those items of record, if any, as of the date of this
deed and those shown below, if any:

42 AMT

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

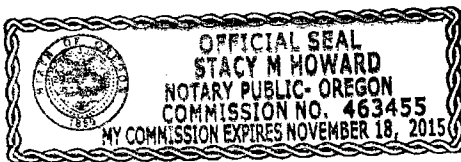
Dated this 13th day of December, 2012.

Stan B. Mattingly
STAN B. MATTINGLY

Patty A. Coen
PATTY A. COEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 13, 2012 by STAN B. MATTINGLY and PATTY A. COEN.



Howard
(Notary Public for Oregon)
My commission expires 11-18-15