



After recording return to:

Brad Bergseng

619 N. Horton Street

Nampa, ID 83651

2014-009882

Klamath County, Oregon

09/23/2014 02:32:45 PM

Fee: \$47.00

Until a change is requested all tax statements shall be sent to the following address:

Brad Bergseng

619 N. Horton Street

Nampa, ID 83651

Escrow No. SR155074TI

Title No. 0101668

SWD r.020212

STATUTORY WARRANTY DEED

Wade T Pederson and Linda Jo, Trustees of the Wade Pederson and Linda Jo Revocable Living Trust dated 05/17/12,

Grantor(s), hereby convey and warrant to

Brad Bergseng,

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:

PARCEL 1: Lot3, Block 6 of SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. PARCEL 2: Lot 18, Block 6 of SUN FOREST ESTATE, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Property ID 140724

2310-036C0-08300-000

Property ID 140779

2310-036C0-09800-000

The true and actual consideration for this conveyance is **\$160,000.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

Return to: **AmeriTitle**

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 8 day of Sept, 2014

Wade T Pederson and Linda Jo, Trustees of the Wade Pederson and Linda Jo Revocable Living Trust dated 05/17/12

BY: Wade T Pederson
Wade T. Pederson, Trustee

BY: Linda Jo
Linda Jo, Trustee

State of Oregon
County of Deschutes

On this 8 day of Sept, 2014, before me Teresa M. Ives, a notary public in and for said State, personally appeared Wade T. Pederson and Linda Jo being by me first duly sworn, declared that they are Trustees of the Wade Pederson and Linda Jo Revocable Living Trust Dated 05/17/2012 that they signed the foregoing document as the Trustees and that statements therein contained are true.

Teresa M. Ives

Notary Public
Residing at: La Pine
Commission Expires: 10/13/17

