



After recording return to:

Lucinda M. Bogner

162 Chablis Way

Cloverdale, CA 95425

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

Lucinda M. Bogner

162 Chablis Way

Cloverdale, CA 95425

Escrow No. MT102248MS

Title No. 0102248MS

SWD r.020212

2014-012914

Klamath County, Oregon

12/15/2014 03:16:09 PM

Fee: \$52.00

STATUTORY WARRANTY DEED

Niels L. Bredahl, Trustee of the Niels L. Bredahl Trust dated July 7, 2011,

Grantor(s), hereby convey and warrant to

Lucinda M. Bogner,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$85,000.00**.

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:

200

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 11th day of December 2014

Niels L. Bredahl, Trustee of the Niels L. Bredahl Trust
dated July 7, 2011

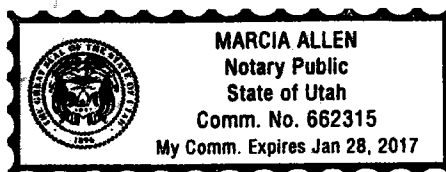
BY: Niels L. Bredahl Trustee
Niels L. Bredahl, Trustee

State of Utah
County of Kane

This instrument was acknowledged before me on 11 Dec, 2014 by Niels L. Bredahl, Trustee of the Niels L. Bredahl Trust dated July 7, 2011.

Marcia Allen
(Notary Public)

My commission expires Jan 28, 2017



LEGAL DESCRIPTION

"EXHIBIT A"

Lot A in Block 45, SUPPLEMENTAL PLAT of Lots 1, 2, 7 and 8 in Block 45 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, EXCEPTING THEREFROM that portion thereof lying Southwesterly of a line drawn from a point on the Southeasterly line of Washington Street, 40 feet Northeasterly of the most Westerly corner of said lot to a point on the Southeasterly line of said lot, 38 feet Northeasterly of the most Southerly corner of said Lot, in the City of Klamath Falls, Klamath County, Oregon.
