



THIS SPACE RESERVED FOR RECORDER'S USE

**2015-001186**  
Klamath County, Oregon  
02/10/2015 12:07:59 PM  
Fee: \$47.00

After recording return to:

Steven Teng Anderson

P.O.Box 956

Keno, OR 97627

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

Steven Teng Anderson

P.O.Box 956

Keno, OR 97627

Escrow No. MT102909MS

Title No. 0102909

SWD r.020212

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### STATUTORY WARRANTY DEED

**Heidi Jean Hines, Trustee of the Bergen Loving Trust dated February 18, 1992,**

Grantor(s), hereby convey and warrant to

**Steven Teng Anderson and Fawna Anderson, 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 1 in Block 6 of KLAMATH RIVER ACRES, 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 **\$16,000.00**.

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:

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.

X Dated this 5<sup>th</sup> day of Feb., 15.

Heidi Jean Hines, Trustee of the ~~Patricia~~<sup>My</sup> Bergen Loving  
Trust dated February 18, 1992

(BY: Heidi Jean Hines, Trustee  
Heidi Jean Hines, Trustee

State of Nevada  
County of Carson City

This instrument was acknowledged before me on February 5, 2015 by Heidi Jean Hines, Trustee of the ~~Patricia~~<sup>My</sup> Bergen Loving Trust dated February 18, 1992.

[Signature]

(Notary Public)

My commission expires 06.20.2018

