

184 2392740 - MT



After recording return to:
Allena J. Roy
6111 Reeder Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Allena J. Roy
6111 Reeder Road
Klamath Falls, OR 97603

File No.: 7021-1730455 (SFK)
Date: July 27, 2011

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Waunita J. Bergstrom, Grantor, conveys and warrants to **Allena J. Roy**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. Subject to 2011/2012 Real Property Taxes a lien not yet due and payable.

The true consideration for this conveyance is **\$250,000.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

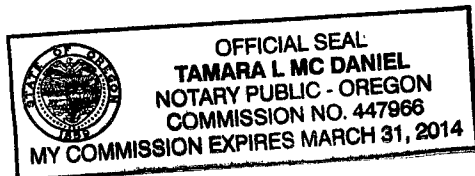
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 29 day of July, 2011.

Waunita J Bergstrom By Lyle Dean Bergstrom P.O.A.
Waunita J Bergstrom by Lyle Dean Bergstrom
Bergstrom as Attorney In Fact

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of July, 2011
by **Waunita J Bergstrom by Lyle Dean Bergstrom, her attorney in fact.**



Notary Public for Oregon
My commission expires: 3/31/14

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the W1/2 of the SE1/4 of Section 17, Township 39 South Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a brass cap monument in Reeder Road marking the S1/4 corner of said Section 17; thence North 00° 07' 58" East along the West line of the SE1/4 of said Section 17; 310.00 feet; thence South 89° 52' 02" East 30.00 feet to a 5/8 inch iron pin; thence continuing South 89° 52' 02" East 1272.79 feet to a 5/8 inch iron pin; thence continuing South 89° 52' 02" East 30.00 feet to the east line of the West 1/2 of the SE1/4 of said Section 17; thence South 00° 07' 21" West along said East line 308.85 feet to the South line of said Section 17; thence North 89° 55' 04" West 1332.85 feet to the point of beginning, containing 9.25 acres more or less.

SUBJECT to an easement over the South 50 feet of the above described property.