



**2017-002346**

**Klamath County, Oregon**

**03/06/2017 11:46:01 AM**

**Fee: \$52.00**

THIS SPACE RESER

After recording return to:

Michael G. Bergren

2739 Derby Street

Klamath Falls, OR 97603

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

Michael G. Bergren

2739 Derby Street

Klamath Falls, OR 97603

File No. 156564AM

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### STATUTORY WARRANTY DEED

**Debra Ann Randall and Lawrence A. Gill, not as tenants in common, but with rights of survivorship,**

Grantor(s), hereby convey and warrant to

**Michael G. Bergren ,**

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 One**

**Lot 17, TOWNSEND TRACTS, except the Northerly 90 feet, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Parcel Two**

**The Northerly 90 feet of Lot 17, TOWNSEND TRACTS, 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 **\$49,000.00**.

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.

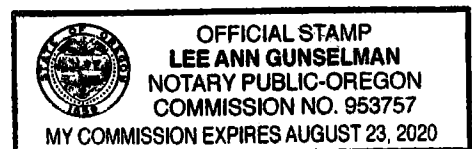
Dated this 2 day of March 2017 <sup>DR</sup>

Debra Ann Randall  
Debra Ann Randall

State of Oregon } ss  
County of Deschutes }

On this 2<sup>nd</sup> day of March, 2017, before me, Lee Ann Gunselman a Notary Public in and for said state, personally appeared Debra Ann Randall, known or identified to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within Instrument and acknowledged to me that he/~~she~~/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lee Ann Gunselman  
Notary Public for the State of Oregon  
Residing at: Bend OR  
Commission Expires: August 23, 2020



\_\_\_\_\_  
Lawrence A. Gill

State of Oregon } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of March 2017, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Lawrence A. Gill known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

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 2nd day of March, 2017.

Debra Ann Randall

State of Oregon } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of March, 2017, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Debra Ann Randall, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon  
Residing at:  
Commission Expires:

Lawrence A. Gill

Date: 3/2/2017

State of Oregon } ss  
County of Multnomah }

On this 2nd day of March, 2017, before me, Carlin Chrisman a Notary Public in and for said state, personally appeared Lawrence A. Gill known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Carlin Chrisman  
Notary Public for the State of Oregon  
Residing at: Portland, Oregon  
Commission Expires: 2/26/18

