



THIS SPACE RESERVED FOR

2017-012091
Klamath County, Oregon
10/23/2017 02:51:06 PM
Fee: \$47.00

After recording return to: 197294AM
Kathryn M. Harris
3125 Merrywood Drive
Sacramento, CA 95825

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

Kathryn M. Harris
3125 Merrywood Drive
Sacramento, CA 95825
File No. 197294AM

STATUTORY WARRANTY DEED

Robert A. Berling,

Grantor(s), hereby convey and warrant to

Kathryn M. Harris,

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 13 in Block 20 of Tract No. 1082, Third Addition to River Pine Estates, 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:

R-2309-013C0-03400-000

The true and actual consideration for this conveyance is \$245,000.00.

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 23 day of Oct., 2017

Robert A. Berling by Myrtle Charlene Berling
Robert A. Berling by Myrtle Charlene Berling as her attorney in fact
as his attorney in fact

State of Oregon } ss.
County of Deschutes }

On this 23 day of Oct, 2017, before me, Teresa M. Ives, a Notary Public in and for said state, personally appeared Myrtle Charlene Berling known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Robert A. Berling, and acknowledged to me that she subscribed the name of Robert A. Berling as principal and his/her own name as Attorney-in-fact. Alan

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Teresa M. Ives
Notary Public for the State of OR
Residing at: Seaside
Commission Expires: 9/24/21

