



THIS SPACE RESERVED FOR

2018-007271

Klamath County, Oregon

06/15/2018 02:25:00 PM

Fee: \$87.00

After recording return to:

Kyla C. Riggins

2538 Homedale Road

Klamath Falls, OR 97603

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

Kyla C. Riggins

2538 Homedale Road

Klamath Falls, OR 97603

File No. 234112AM

STATUTORY WARRANTY DEED

June Ester Berglund,

Grantor(s), hereby convey and warrant to

Kyla C. Riggins, an unmarried woman

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:

Beginning at the point located 30 feet West and 919 feet South of the Northeast corner of the Northwest quarter of the Southeast quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; Thence, South 104 feet to the South line of Tract Numbered 9 in Kielsmeier Acre Tracts, according to the duly recorded plat thereof; Thence, West 155 feet; Thence, North 104 feet to a point West of the point of beginning; Thence, East 155 feet to the point of beginning, being a portion of said Northwest quarter of Southeast quarter of said Section 2, and being further described as the South 104 feet of Tract Numbered 9 of Kielsmeier Acre 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 \$190,000.00.

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 14th day of June, 2018.

June Ester Berglund
June Ester Berglund

State of Oregon } ss
County of Klamath }

On this 14th day of June, 2018, before me, Jennifer M Engelbrecht, a Notary Public in and for said state, personally appeared June Ester Berglund, 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.

Jennifer M Engelbrecht
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 11-8-2020

