

2020-001193

Klamath County, Oregon

HAROLD J. BERGLUND AND CHARLEEN S. BERGLUND

Grantor

HAROLD J. BERGLUND AND CHARLEEN S. BERGLUND, Trustees
PO Box 49
Sprague River, Oregon 97639



00253777202000011930020021

01/30/2020 09:50:23 AM

Fee: \$87.00

Grantee

After recording return to:
Grantee

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

**RECORDED TO CORRECT ERROR IN LEGAL DESCRIPTION IN WARRANTY DEED RECORDED IN KLAMATH COUNTY
RECORDS 2019-014737, RECORDED ON DECEMBER 19, 2019.**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HAROLD J. BERGLUND, aka H. J. BERGLUND, aka HAROLD BERGLUND and CHARLEEN S. BERGLUND aka CHARLEEN BERGLUND, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD J. BERGLUND AND CHARLEEN S. BERGLUND, as Trustees of THE HAROLD J. BERGLUND AND CHARLEEN S. BERGLUND 1997 FAMILY TRUST, U/A dated February 11, 1997 hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1

Lots 7 and 8, Block 9, Tract No. 1023, KLAMATH COUNTRY according to the official plat thereof on thereof in the office of the Clerk of Klamath County, Oregon.

PARCEL 2

Lot 9, Block 9, Tract No. 1023, KLAMATH COUNTRY according to the official plat thereof on thereof in the office of the Clerk of Klamath County, Oregon.

PARCEL 3

Lot 11, Block 9, Tract No. 1023, KLAMATH COUNTRY according to the official plat thereof on thereof in the office of the Clerk of Klamath County, Oregon.

PARCEL 4

Lot 12, Block 9, Tract No. 1023, KLAMATH COUNTRY according to the official plat thereof on thereof in the office of the Clerk of Klamath County, Oregon.

PARCEL 5

Lots 1 through 5 and Lots 20 through 24 of vacated Block 1 together with the vacated alley in Block 1 and 1/4 of vacated Sixth Street, First Avenue and Fifth Street located in FIRST ADDITION TO SPRAGUE RIVER, also Lots 6 through 19, Block 1, FIRST ADDITION according to the official plat thereof on thereof in the office of the Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed,

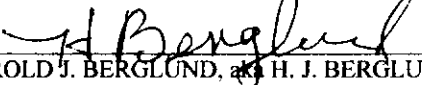
Michael Spencer
Returned at Counter

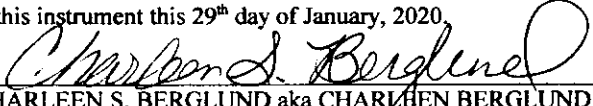
and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument this 29th day of January, 2020.

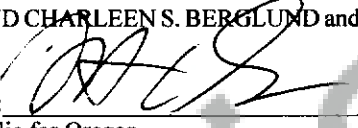

HAROLD J. BERGLUND, aka H. J. BERGLUND
ada HAROLD BERGLUND


CHARLEEN S. BERGLUND aka CHARLEEN BERGLUND

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named HAROLD J. BERGLUND AND CHARLEEN S. BERGLUND and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)

Before me: 
Notary Public for Oregon

