



2020-001352

Klamath County, Oregon

02/03/2020 02:12:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Paul De La Bastide

311 Unity Circle

Sacramento, CA 95833

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

Paul De La Bastide

311 Unity Circle

Sacramento, CA 95833

File No. 341650AM

STATUTORY WARRANTY DEED

BERLING FAMILY JOINT REVOCABLE LIVING TRUST DATED 3/14/2007, ROBERT O. BERLING and MYRTLE CHARLENE BERLING CO-TRUSTEES,

Grantor(s), hereby convey and warrant to

Paul De La Bastide,

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 3, Block 24, 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:

2309-013C0-00400

The true and actual consideration for this conveyance is \$194,500.00.

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:

Return to:



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 9th day of January, 2020.

Robert O Berling and Myrtle Charlene Berling Co-Trustee of the Berling Family Joint Revocable Living Trust dated 3/14/2017

By: Robert O. Berling Date: _____
Robert O Berling, Trustee

By: Myrtle Charlene Berling Date: January 9, 2020
Myrtle Charlene Berling, Trustee

State of OR} ss.
County of Deschutes}

On this 9th day of January, 2020, before me, Jennifer Ann Schossow a Notary Public in and for said state, personally appeared Robert O. Berling and Myrtle Charlene Berling known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Berling Family Joint Revocable Trust Dated 03/14/2007, and acknowledged to me that he/she/they executed the same as Trustee.

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 OR»
Residing at: OR
Commission Expires: 7-10-20

