



THIS SPACE RESERVED FOR R

2020-002194

Klamath County, Oregon

02/24/2020 10:47:58 AM

Fee: \$87.00

After recording return to:

John R. Turnage and Sarah E. Turnage, Trustees

11951 Crossbill Drive

Klamath Falls, OR 97601

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

John R. Turnage and Sarah E. Turnage, Trustees

11951 Crossbill Drive

Klamath Falls, OR 97601

File No. 350502AM

### STATUTORY WARRANTY DEED

**Troy A. Bergman and Shari Bergman, Trustees of the Bergman 2014 Revocable Trust under instrument dated April 10, 2014,**

Grantor(s), hereby convey and warrant to

**John R. Turnage and Sarah E. Turnage, Trustees of the John and Sarah Turnage Revocable Living Trust under agreement dated June 5, 2019,**

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 112 of TRACT NO. 1277, being a replat of Lots 35 through 42 of HARBOR ISLES, TRACT 1209, 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 \$21,000.00.

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:

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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 21st day of February, 2020

The Bergman 2014 Revocable Trust under instrument dated April 10, 2014

By: TAB TTE  
Troy A. Bergman, Trustee

By: Shari Bergman TTE  
Shari Bergman, Trustee

State of Washington } ss  
County of Benton }

On this 21st day of February, 2020, before me, Derek A. Tonn a  
Notary Public in and for said state, personally appeared Troy A. Bergman and Shari Bergman, Trustees of the Bergman 2014 Revocable Trust under instrument dated April 10, 2014, 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.

Derek A. Tonn  
Notary Public for the State of Washington  
Residing at: Benton County  
Commission Expires: 12-17-20

