

**2021-002315**

Klamath County, Oregon



00274149202100023150020025

02/16/2021 11:29:35 AM

Fee: \$87.00

After Recording Return to:

**James J. Berg**  
**244 Elwood Street**  
**Suisun City, CA 94585**

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

**James J. Berg**  
**244 Elwood Street**  
**Suisun City, CA 94585**

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## **STATUTORY WARRANTY DEED**

**Legacy Land Company LLC, a Minnesota Limited Liability Company,**

herein called grantor, covey(s) and warrants(s) to

**James J. Berg,**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,  
described as:

**Lot 27, Block 20, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT  
NO. 1, according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.**

**(R-3711-027C0-03100-000)**

and covenant(s) that grantor is the owner of the above described property free of all  
encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and  
easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation  
and/or drainage; and except any real property taxes due but not yet payable; and will warrant and  
defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$8,950.00.**

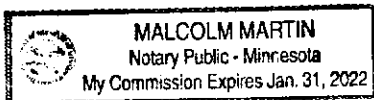
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 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 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, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 2/8/2021

By: [Signature]  
Peter Bonahoom, Member, on behalf of  
Legacy Land Company LLC

STATE OF MINNESOTA, COUNTY OF HENNEPIN, ss:

This instrument was acknowledged before me on this 8<sup>th</sup> day of February, 2021 by Peter Bonahoom, Member, on behalf of Legacy Land Company LLC.



[Signature]  
Notary Public  
Signature of person taking acknowledgment

NOTARY PUBLIC  
Title (and Rank)

My commission expires 01/31/2022