



2021-004980

Klamath County, Oregon

04/01/2021 01:16:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Albert L. Bernal II and Alyson M. Bernal, Trustees of
the Bernal 1993 Trust

5613 Bridgeport Circle

Livermore, CA 94551

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

Albert L. Bernal II and Alyson M. Bernal, Trustees of
the Bernal 1993 Trust

5613 Bridgeport Circle

Livermore, CA 94551

File No. 448923AM

STATUTORY WARRANTY DEED

Rick W. Sugg and Kim M. Sugg, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Albert L. Bernal II and Alyson M. Bernal, Trustees of the Bernal 1993 Trust,

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 12 in Block 63 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3,
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 \$17,000.00.

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.

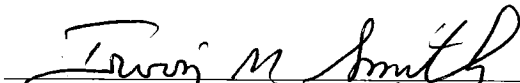
Dated this 31 day of MARCH, 2021

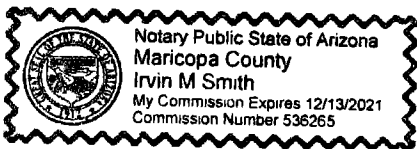

Rick W. Sugg

State of ARIZONA } ss
County of MARICOPA }

On this 31 day of March, 2021, before me, IRVIN M SMITH a Notary Public in and for said state, personally appeared Rick W. Sugg, 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.


Notary Public for the State of ARIZONA
Residing at: PHOENIX, MARICOPA
Commission Expires: 12/13/2021



Dated this 31st day of March, 2021.

Kim M. Sugg
Kim M. Sugg

State of Arizona } ss
County of Maricopa }

On this 31 day of March, 2021, before me, Balvanedo Ruiz a Notary Public in and for said state, personally appeared Kim M. Sugg, 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.

Balvanedo Ruiz
Notary Public for the State of Arizona
Residing at: Maricopa/Mesa
Commission Expires: 12/20/21

