

2023-006323

Klamath County, Oregon



00317876202300063230020029

07/27/2023 10:46:44 AM

Fee: \$87.00

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, OR 97601

Send tax statements to:

Esther Sofora Bercea, Trustee  
of the Esther Sofora Bercea Trust  
PO Box 6887  
Folsom, CA 95763

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## WARRANTY DEED

**Esther Sofora Bercea, Grantor, conveys and warrants to Esther S. Bercea, Trustee of the Esther S. Bercea Revocable Trust dated May 28, 2013, Grantee, and any amendments thereto the following described real property free of encumbrances except as specifically set forth herein:**

Lot 9 in Block 47 of FIRST ADDITION TO THE CITY OF  
KLAMATH FALLS, according to the official plat thereof on file in  
the office of the County Clerk of Klamath County, Oregon.

More commonly known as 431 Washington St., Klamath Falls, Oregon 97601

There is no consideration for this conveyance. It is done for estate planning purposes.

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

Dated this 20 day of July, 2023.



STATE OF CALIFORNIA )  
 ) ss  
County of Sacramento )

**Signature:**

*[Signature]*