

2023-006747

Klamath County, Oregon

08/09/2023 08:57:02 AM

Fee: \$87.00



After recording return to:  
Jeremy Lindley and Rian Lindley  
406 Third St  
Napa, CA 94559

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jeremy Lindley and Rian Lindley  
406 Third St  
Napa, CA 94559

File No.: 7091-4082794 (TM)  
Date: July 10, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Ronald M. Berglan and Carolee E. Berglan, as tenants by the entirety**, Grantor, conveys and warrants to **Jeremy Lindley and Rian Lindley as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 13, BLOCK 43, TRACT 1184, OREGON SHORES UNIT #2, FIRST ADDITION, IN THE COUNTY OF KLAMATH, STATE OF OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2023-2024 Taxes**, a lien not yet payable.

The true consideration for this conveyance is **\$12,000.00**. (Here comply with requirements of ORS 93.030)

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.

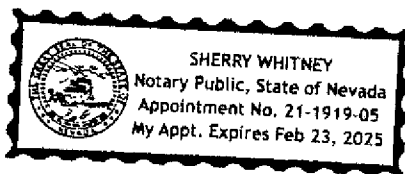
Dated this 4 day of August, 2023.

Ronald M. Berglan  
Ronald M. Berglan

Carolee E. Berglan  
Carolee E. Berglan

STATE OF Nevada )  
County of Carson City ) ss.

This instrument was acknowledged before me on this 4 day of August, 2023  
by **Ronald M. Berglan and Carolee E. Berglan.**



Sherry Whitney  
Notary Public for Nevada  
My commission expires: 2/23/25