

2023-010006

Klamath County, Oregon



00322278202300100060010011

11/20/2023 01:03:01 PM

Fee: \$82.00

AFTER RECORDING, RETURN TO:

Jerome H. Bergmans & Janet R. Bergmans, Settlor/Trustee  
4310 La Habra Way  
Klamath Falls, OR 97603

Until requested otherwise, send all  
tax statements to:

Jerome H. Bergmans & Janet R. Bergmans, Settlor/Trustee  
4310 La Habra Way  
Klamath Falls, OR 97603

## WARRANTY DEED

**Jerome H. Bergmans and Janet R. Bergmans**, "Grantor," hereby conveys, grants, sells and warrants, to **Jerome H. Bergmans and Janet R. Bergmans**, as Trustees of the ***Jerome H. Bergmans and Janet R. Bergmans Revocable Trust*** under agreement dated March 15, 2007, and as amended or restated, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

**Lot 11 in Block 21 of TRACT 1127, NINTH ADDITION TO SUNSET VILLAGE**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

  
JEROME H. BERGMANS

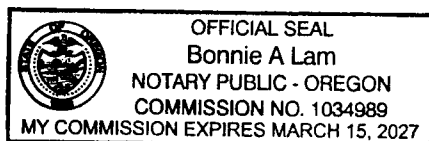
  
JANET R. BERGMANS

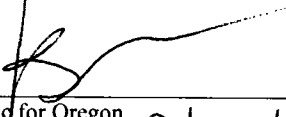
STATE OF OREGON

County of KLAMATH

)  
) ss.  
)

The foregoing instrument was acknowledged before me this 16 day of November 2023 by  
JEROME H. BERGMANS and JANET R. BERGMANS.



  
Notary Public for Oregon  
My Commission Expires: 3/15/2027