



2024-006209
Klamath County, Oregon
07/17/2024 04:20:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Alejandro Anaya Cabrera and Damian Zerimar

109 Del Fatti Ln.

Klamath Falls, OR 97603

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

Alejandro Anaya Cabrera and Damian Zerimar

109 Del Fatti Ln.

Klamath Falls, OR 97603

File No. 637494AM

STATUTORY WARRANTY DEED

Lyle D. Bergstrom and Patricia A. Bergstrom, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Alejandro Anaya Cabrera and Damian Zerimar, with right of survivorship,

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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$335,000.00.

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:

Real property taxes due, if any, but not yet payable

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 16 day of July, 2024

Lyle D Bergstrom
Lyle D. Bergstrom

Patricia A Bergstrom
Patricia A. Bergstrom

State of Oregon } ss
County of Klamath }

On this 16 day of July, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Lyle D. Bergstrom and Patricia A. Bergstrom, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

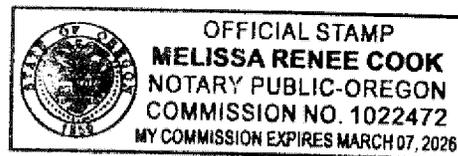


EXHIBIT "A"

PARCEL 1: A parcel of land situate in the S1/2 SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point of intersection of the section line marking the Southerly boundary of the said Section 30, with a line parallel with and 50.00 feet distant at right angles Southeasterly from the center line of the Klamath Falls Midland section of the Oregon State Highway, as the same is now located and constructed from which point of intersection the Southwesterly corner of said Section 30 bears South $89^{\circ}42' 1/2''$ West 827.1 feet more or less distant and running thence North $89^{\circ}42' 1/2''$ East 517.57 feet along said Section line to the true point of beginning of this description and running thence North $0^{\circ}17'$ West 130.0 feet; thence South $89^{\circ}42' 1/2''$ West 74.32 feet more or less to a point in a line parallel with and 325.00 feet distant at right angles Southeasterly from the said center line of the Oregon State Highway; thence North $36^{\circ}49' 1/2''$ East along said parallel line 188.11 feet; thence North $89^{\circ}42' 1/2''$ East parallel with said section line 110.81 feet; thence South $0^{\circ} 17' 1/2''$ East 280.00 feet more or less to a point in said Section line; thence South $89^{\circ}42' 1/2''$ West 150.00 feet more or less along said Section line to the said true point of beginning.

PARCEL 2: A tract of land situate in the S1/2 SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of said Section 30 with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland Section of the Oregon State Highway as the same is now located and constructed, from which point of intersection the Southwesterly corner of said Section 30 bears South $89^{\circ}42' 1/2''$ West 827.1 feet more or less, distant and running thence North $89^{\circ}42' 1/2''$ East 667.57 feet along said section line to the true point of beginning of the tract to be herein described; thence North $0^{\circ}17' 1/2''$ West 280 feet; thence North $89^{\circ}42' 1/2''$ East and parallel with said section line 50 feet to a point; thence South $0^{\circ}17' 1/2''$ East 280.00 feet more or less to a point in said Section line; thence South $89^{\circ}42' 1/2''$ West 50 feet more or less along aid section line to said true point of beginning.

PARCEL 3: A tract of land in the S1/2 SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point of intersection of the section line marking the Southerly boundary of said Section 30 with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls Midland Section of the Oregon State Highway as the same is now located and constructed from which point of intersection the Southwesterly corner of said Section 30 bears South $89^{\circ}42' 1/2''$ West 827.1 feet more or less and distant and running thence North $89^{\circ}42' 1/2''$ East 717.57 feet along said section line to the true point of beginning of the tract herein to be described; thence North $0^{\circ}17' 1/2''$ West 280 feet; thence North $89^{\circ}42' 1/2''$ East and parallel with said section line 150 feet to a point; thence South $0^{\circ}17' 1/2''$ East 280.00 feet more or less to a point in said Section line; thence South $89^{\circ}42' 1/2''$ West 150 feet more or less along said section line to said true point of beginning.