



After recording return to:  
James Griset  
717 Lido Park Dr , Ste H  
Newport Beach, CA 92663

Until a change is requested all tax  
statements shall be sent to the  
following address:  
James Griset  
717 Lido Park Dr , Ste H  
Newport Beach, CA 92663

File No.: 7162-4227851 (jr)  
Date: December 17, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Mary Lynn Bergman-Rallis who acquired title as Mary Lynn Bergman**, Grantor, conveys and warrants to **James Griset**, 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:

**Lots 1 through 4, inclusive, and Lots 9 through 15, inclusive, Block 16, FIRST ADDITION TO SPRAGUE RIVER, according to the Official Plat thereof on file in the office of the county clerk of Klamath County, 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.

The true consideration for this conveyance is **\$1.00**. (Here comply with requirements of ORS 93.030)

APN: **333801**

Statutory Warranty Deed  
- continued

File No.: **7162-4227851 (jr)**

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 27<sup>th</sup> day of December, 2024.

Mary Lynn Bergman-Rallis  
Mary Lynn Bergman-Rallis

STATE OF

California

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)ss.

County of

Orange

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This instrument was acknowledged before me on this 27 day of December, 2024  
by **Mary Lynn Bergman-Rallis**.

[Signature]  
Notary Public for California

My commission expires: Nov. 13, 2025

