

2025-000272

Klamath County, Oregon



00337638202500002720020029

01/14/2025 09:04:05 AM

Fee: \$87.00

After recording, mail to:

Esther S. Bercea
1787 Armadale Rd.
Fallbrook, CA 92028

Send tax statements to:

Esther S. Bercea
1787 Armadale Rd.
Fallbrook, CA 92028

WARRANTY DEED

Esther S. Bercea, Trustee of the Esther S. Bercea Revocable Trust dated May 28, 2013, Grantor, conveys and warrants to **Home Comfort 2, LLC, an Oregon limited liability company**, 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.

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

WARRANTY DEED

