



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gary Bereta and Tami Bereta

19107 Smith St.

Bly, OR 97622

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

Gary Bereta and Tami Bereta

19107 Smith St.

Bly, OR 97622

File No. 663930AM

STATUTORY WARRANTY DEED

Dolores M. Jamison, Trustee of the Forrest and Dolores Jamison Trust, or successor, u/a/d 8/6/08,
Grantor(s), hereby convey and warrant to

Gary Bereta and Tami Bereta, as Tenants by the Entirety,

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:

Beginning at a point on the Easterly line of Smith Street, Bly Oregon, which is South 66°43' East 50 feet from the Southeast corner of Lot 6, Block 4, Bly, in the County of Klamath, State of Oregon; thence along the Westerly line of parcel heretofore conveyed to J.C. Edsall, et. al., to C.W. Woodcock by deed recorded Volume 105 at Page 72, Deed Records of Klamath County, Oregon, South 295 feet, more or less, to a point on the Northerly line of Ager Street which is 50 feet North of the Northeast corner of that certain parcel of land heretofore conveyed to Paul Hamilton Gilbert by deed recorded in Volume 144 at page 73, Deed Records of Klamath County, Oregon; thence North 88°20' West along the Northerly line of Ager Street 34 feet to the true point of beginning of this description; thence Northerly parallel with the Section line, 217.85 feet, more or less, to the Easterly line of Smith Street extended; thence South 23°17' West along the Easterly line of Smith Street extended, 236.3 feet, more or less, to an intersection with said Northerly line of Ager Street; thence South 88°20' East 96 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$68,000.00.

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:

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: January 27, 2025

Forrest and Dolores Jamison Trust

By: Dolores Mae Jamison
Dolores M. Jamison, Trustee

State of Oregon} ss.
County of Jackson}

On this 27 day of January, 2025, before me, Carla J. Tryber, a Notary Public in and for said state, personally appeared Dolores M. Jamison known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Forrest and Dolores Jamison Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Carla J. Tryber
Notary Public for the State of Oregon»
Residing at: Jackson Co. OR
Commission Expires: 5-18-2025

