

GRANTORS NAME AND ADDRESS:
KILEY RACHEL BERGSTROM and
KAMI RAYANN WALTON, Successor Trustees
of the CHARLOTTE WALTON TRUST
 6524 Appaloosa Court
 Klamath Falls, Oregon 97603



00339368202500016610020024

03/07/2025 11:18:54 AM

Fee: \$87.00

GRANTEES NAMES AND ADDRESSES:

KILEY RACHEL BERGSTROM
 6524 Appaloosa Court
 Klamath Falls, Oregon 97603

KAMI RAYANN WALTON
 6316 Winema Drive
 Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:
NEAL G. BUCHANAN, Attorney
 435 Oak Avenue
 Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:
KILEY RACHEL BERGSTROM
 6524 Appaloosa Court
 Klamath Falls, Oregon 97603

WARRANTY DEED - STATUTORY FORM

KILEY RACHEL BERGSTROM and KAMI RAYANN WALTON, Successor Trustees of the CHARLOTTE WALTON TRUST uad 8-19-2024, Grantors, convey and warrant to KILEY RACHEL BERGSTROM and KAMI RAYANN WALTON, each to an undivided one-half interest as tenants in common, Grantees, that certain real property in the County of Klamath, State of Oregon, civilly described as 2730 and 2800 Watson Street Klamath Falls, Oregon, and legally described as follows to-wit:

Parcel 1

Residential real property civilly described as 2730 Watson Street, Klamath Falls, Oregon 97603, and legally described as follows to-wit:

A tract of land situated in Lot 19, Piedmont Heights, a duly recorded subdivision, being more particularly described as follows:
Beginning at a one-half inch iron pin on the Westerly right-of-way line of Watson Ave. (Piedmont Ave.) which is located North 00°27'00" West a distance of 114.00 feet from a 3/4 inch pipe marking the intersection of the said Westerly right-of-way line of Watson Ave. and the centerline of vacated Jones Street; thence North 00°27'00" West along said Westerly right-of-way line 108.60 feet to a one-half inch iron pin; thence leaving said Westerly right-of-way line West 169.66 feet to a one-half inch iron pin in a fence line; thence South 22°49'43" East generally along said fence line a distance of 77.89 feet to a one-half inch iron pin; thence South 19°45'00" East a distance of 34.00 feet to a one-half inch iron pin; thence South 87°51'42" East a distance of 128.89 feet to the point of beginning, containing 0.36 acres, more or less, with the bearings being based on Piedmont Heights.

Account # 510664

Map Taxlot #3909-001DD-01700

Parcel 2

Residential real property civilly described as 2800 Watson Street, Klamath Falls, Oregon 97603, and legally described as follows to-wit:

Lot 5 and 10, PIEDMONT HEIGHTS, in the County of Klamath, State of Oregon. ALSO THAT PORTION OF VACATED Jones Avenue lying adjacent to said Lot 10.

Account # 510771

Map Taxlot #3909-001DD-02100

Account # 510780


Map Taxlot #3909-001DD-03000

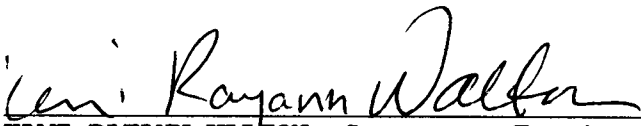
SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration, being distribution from out of the said Trust pursuant to its terms.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 7 day of March, 2025.

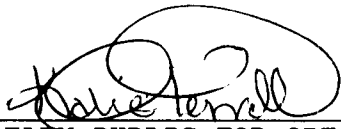

KILEY RACHEL BERGSTROM, Successor
Trustee of the CHARLOTTE WALTON TRUST
uad 8-19-2024


KAMI RAYANN WALTON, Successor Trustee
of the CHARLOTTE WALTON TRUST
uad 8-19-2024

STATE OF OREGON, County of Klamath) ss:

Personally appeared **KILEY RACHEL BERGSTROM, Successor Trustee of the CHARLOTTE WALTON TRUST uad 8-19-2024** before me on the 7th day of March, 2025, and acknowledged the foregoing instrument to be her voluntary act and deed.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27

STATE OF OREGON, County of Klamath) ss:

Personally appeared **KAMI RAYANN WALTON, Successor Trustee of the CHARLOTTE WALTON TRUST uad 8-19-2024** before me on the 7th day of March, 2025, and acknowledged the foregoing instrument to be her voluntary act and deed.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27