

Returned at Counter
MICHAEL BERG

2025-003073

Klamath County, Oregon



00341146202500030730020025

04/25/2025 12:04:56 PM

Fee: \$87.00

After recording, please send to:
Richard W. Berg and Jo Anne Berg
P.O. Box 54
Keno, OR 97627

Until a change is requested, please also
Send tax statements to above address.

SITUS: 12121 Keno Worden Rd., Keno, OR

WARRANTY DEED

By this instrument, RICHARD W. BERG AND JO ANNE BERG, hereinafter called the "Grantors", for the consideration hereinafter stated, release, with general warranty covenants, unto Richard W. Berg and Jo Anne Berg, Primary Trustees of THE RICHARD W. BERG AND JO ANNE BERG REVOCABLE LIVING TRUST dated April 25, 2025, Richard C. Berg and Michael P. Berg are designated as Secondary Trustees, hereinafter called "Grantees," all right, title, and interest in and to the following described real property, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Government Lot 9 in Section 6, Township 40 South, Range 8 East of the
Willamette Meridian, Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the said Grantees.

And said Grantors hereby covenant to and with said Grantees, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above noted, and that Grantors will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The actual consideration consists of or includes other property or value given or promised which is the whole consideration.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY

NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

The true actual consideration for this transfer is \$0.00 ORS 93.930.

In construing this Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantors executed this instrument this 25 day of April, 2025.

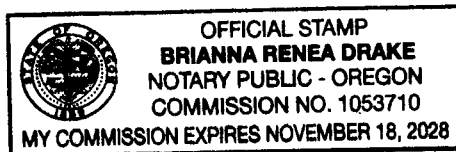

Richard W. Berg

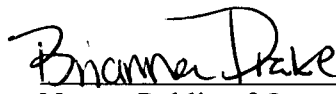

Jo Anne Berg

STATE OF OREGON)

County of Klamath) ss.
)

Personally appeared before me this 25 day of April, 2025, the above-named RICHARD W. BERG and JO ANNE BERG and acknowledged the foregoing instrument to be their voluntary act and deed.




Notary Public of Oregon
My commission expires: November 18 2028