

2025-004832

Klamath County, Oregon



00343258202500048320020023

06/23/2025 11:28:13 AM

Fee: \$92.00

**Grantor's Name and Address**

KILEY RACHEL BERGSTROM  
6524 APPALOOSA COURT  
KLAMATH FALLS, OREGON 97603

KAMI RAYANN WALTON  
6316 WINEMA DRIVE  
KLAMATH FALLS, OREGON 97603

**Grantee's Name and Address**

KILEY BERGSTROM, TRUSTEE  
KILEY BERGSTROM LIVING TRUST  
DATED JUNE 5, 2025  
6524 APPALOOSA COURT  
KLAMATH FALLS, OREGON 97603

KAMI WALTON, TRUSTEE  
KAMI WALTON LIVING TRUST  
DATED JUNE 5, 2025  
6316 WINEMA DRIVE  
KLAMATH FALLS, OREGON 97603

**After recording, return to:**

THE ESTATE PLANNING GROUP  
711 BENNETT AVENUE  
MEDFORD, OREGON 97504

**Until requested otherwise,**

**send all tax statements to:**

KILEY BERGSTROM  
KAMI WALTON  
6524 APPALOOSA COURT  
KLAMATH FALLS, OREGON 97603

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that KILEY RACHEL BERGSTROM AND KAMI RAYANN WALTON, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by KILEY BERGSTROM, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE KILEY BERGSTROM LIVING TRUST DATED JUNE 5, 2025, AND ANY AMENDMENTS THERETO, *as to an undivided 50% interest*, and KAMI WALTON, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE KAMI WALTON LIVING TRUST DATED JUNE 5, 2025, AND ANY AMENDMENTS THERETO, *as to an undivided 50% interest* hereinafter called grantee, do hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath** County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the 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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of June, 2025, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.

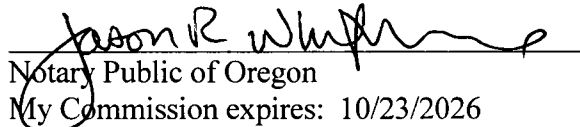
  
KILEY RACHEL BERGSTROM

  
KAMI RAYANN WALTON

State of Oregon

County of Jackson

Before me this 5th day of June, 2025, personally appeared KILEY RACHEL BERGSTROM and KAMI RAYANN WALTON, and acknowledged the foregoing instrument to be their voluntary act and deed.

  
Notary Public of Oregon  
My Commission expires: 10/23/2026

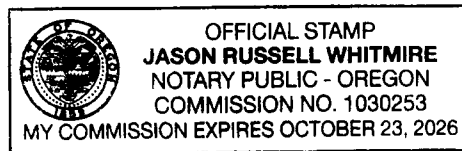


EXHIBIT "A"

**Situs Address: 2730 Watson Street, Klamath Falls, Oregon**      **Account #: 510664**

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. *u*

**Situs Address: 2800 Watson Street, Klamath Falls, Oregon**      **Account #: 510771 & 510780**

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. *u*