Send Tax Statements to Grantee at:
The Bergstrom Living Trust
PO Box 3104
La Pine, OR 97739

After Recording return to:
Law Office of Paul Heatherman PC
PO Box 8
Bend, OR 97709

2025-009484
Klamath County, Oregon
10/23/2025 10:05:01 AM
Fee: $87.00

BARGAIN AND SALE DEED

Steve Bergstrom and Kathleen Bergstrom, as Tenants by the Entirety, Grantors, convey to Steven R. Bergstrom and Kathleen M. Bergstrom, Trustees of the Bergstrom Living Trust dated October 22, 2025, and any amendments thereto, Grantee, the following described real property located in Klamath County, Oregon:

Lot 138, Block 1 SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Identification Number: 2310-036D0-07000

SUBJECT TO all liens, covenants, encumbrances, reservations, restrictions and easements of record.

The true consideration for this conveyance is NONE (estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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 on October 22, 2025.

Steve Bergstrom, Grantor

Kathleen Bergstrom, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me the above named Steve Bergstrom and Kathleen Bergstrom and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me on October 22, 2025.

OFFICIAL STAMP
MICHELE ANN BULLOCK
NOTARY PUBLIC-OREGON
COMMISSION NO. 1047327
MY COMMISSION EXPIRES APRIL 15, 2028

NOTARY PUBLIC FOR OREGON

Unofficial Copy