

WARRANTY DEED

GUSTEL H. BERNHARD and FRIEDHELM BERNHARD, husband and wife, Grantor, for the true and actual consideration of \$ 1,100.00 does convey unto **KLAMATH COUNTY, a political subdivision of the State of Oregon**, Grantee, fee title to the following described property:

A parcel of land lying in Lot 20, Block 5, ALTAMONT ACRES, Klamath County, Oregon and being a portion of that property described in that deed to Gustel H. Bernhard and Friedhelm Bernhard, recorded in Book M-97, Page 34027 of Klamath County Record of Deeds; the said parcel being the Northerly 5 feet of said property.

The parcel of land to which this description applies contains 375 square feet, more or less.

Grantor covenants to and with Grantee, its successors and assigns, that grantor is the owner of said property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the same from all lawful claims whatsoever, except as stated herein.

Grantor agrees that the consideration recited herein is just compensation for the property or property rights conveyed, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property or property rights. However, the consideration does not include damages resulting from any use or activity by Grantee beyond or outside of those uses expressed herein, if any, or damages arising from any negligence.

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

5-17-01

RETURN TO AND TAX STATEMENT TO
~~OREGON DEPARTMENT OF TRANSPORTATION~~
~~RIGHT OF WAY SECTION~~
~~355 CAPITOL STREET NE, ROOM 420~~
~~SALEM OR 97301-3871~~

Account No.: 540846 39 09 10AB 3400

Property Address: 3520 Hilyard Ave.
Klamath Falls OR 97603

After recording return to
Klamath County Public Works
305 Main Street
Klamath Falls, OR 97601

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.

It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon Klamath County, unless and until accepted and approved by the recording of this document.

Dated this 1st day of June, 2001.

Gustel H. Bernhard
Gustel H. Bernhard

Friedhelm Bernhard
Friedhelm Bernhard

STATE OF OREGON, County of Klamath

Dated 6-01, 2001. Personally appeared the above named Gustel H. Bernhard and Friedhelm Bernhard, who acknowledged the foregoing instrument to be their voluntary act. Before me:

Becky A. Brown
Notary Public for Oregon

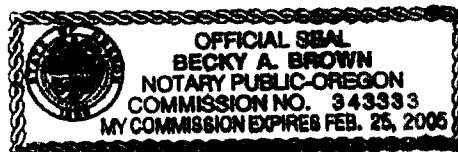
My Commission expires 2-25-05

Accepted on behalf of Klamath County

Gustel H. + Friedhelm Bernhard

Accepted on behalf of Klamath County

5-17-01
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47060

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33666

Gustel H. Bernhard
12031 Mallory Drive
Klamath Falls, Or 97603

Gustel H. Bernhard & Friedhelm Bernhard
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Klamath Falls, Or 97603

Bernhard

SPACE RESERVED
FOR
RECORDERS USE

Fees \$30.00

STATE OF OREGON,

County of Klamath }

I certify that the within instrument
was received for record on the 16th day
of October, 1997, at
2:22 o'clock P.M., and recorded in
book/reel/volume No. H97 on page
34027

and/or as fee/file/instru-
ment/microfilm/reception No. 47060-Deed
Records of said County.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rose, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GUSTEL H. BERNHARD

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
GUSTEL H. BERNHARD and FRIEDHELM BERNHARD, husband and wife,

hereinafter called grantees, and unto grantees's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-
ments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County,
State of Oregon, described as follows, to-wit:

A portion of Lots 19 and 20, Block 5, ALTAMONT ACRES, according
to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon, more particularly described as
follows:

Beginning at a point on the Northerly line of said Lot 20, which
point is distant 75 feet Easterly from the Northwest corner
thereof; thence Southerly at right angles to the Northerly line
of Lot 20, 214.7 feet, more or less, to a point on the Southerly
line of aforesaid Lot 19; thence Easterly along the Southerly
line of Lot 19, 75 feet; thence Northerly at right angles to the
Southerly line of Lot 19, 214.7 feet, more or less, to a point on
the Northerly line of said Lot 20; thence Westerly 75 feet along
the Northerly line of Lot 20 to the point of beginning.

EXCEPTING therefrom that portion conveyed to Klamath County for
road purposes in Volume 331 at page 476, Deed Records of Klamath
County, Oregon.

Tax Account No.: 3909 010AB 03400

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00 . However, the
actual consideration consists of or includes other property or value given or promised which is ☒ part of the ☐ the whole (Indicate
which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 1st day of October, 1997; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

Gustel H. Bernhard
Gustel H. Bernhard

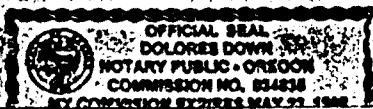
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 1, 1997,
by Gustel H. Bernhard

This instrument was acknowledged before me on _____, 19____,

by _____

of _____



Dolores Down
Notary Public for Oregon

My commission expires 5-23-98

State of Oregon, County of Klamath
Recorded 07/11/01 at 12:29 p.m.
In Vol. M01 Page 33666
Linda Smith,
County Clerk Fees NO