

2007-011050
Klamath County, Oregon



06/19/2007 03:30:54 PM

Fee: \$26.00

MTCT9402

After recording return to:
WESTERN TITLE & ESCROW COMPANY
PO BOX 3584
SUNRIVER, OR 97707

Until a change is requested all tax statements
shall be sent to the following address:

MARTIN BERNARD
TERESA BERNARD
PO BOX 421
SHANDON, CA 93461-0421

WARRANTY DEED -- STATUTORY FORM

ERIN O'CONNELL, Grantor, conveys and warrants to MARTIN BERNARD and TERESA BERNARD, as tenants by the entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 14, Block 9, JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 133723
Map/Tax Lot No(s): 2309025A 01200

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$ 50,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Dated this 13 day of June, 2007.

x
ERIN O'CONNELL

STATE OF CALIFORNIA, COUNTY OF VENTURA, ss.

This instrument was acknowledged before me on June ____, 2007 by ERIN O'CONNELL.

(Notary Public)

My commission expires OCT. 17, 2008

TITLE NO. 13-0007107
ESCROW NO. 13-0007107

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of VENTURA

SS.

On June 13, 2007,
Date

before me,

DEBBIE L. MOSQUEDA

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

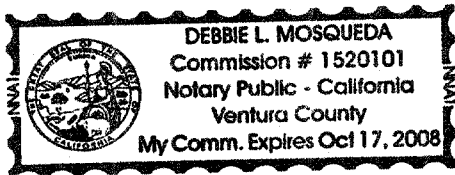
personally appeared

ERIN K. O'CONNELL

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WESTERN TITLE & ESCROW CO. / WARRANTY DEED - STATUTORY FORM

Document Date: JUNE 13, 2007

Number of Pages: 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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