

2009-000350

Klamath County, Oregon



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01/13/2009 09:13:25 AM

Fee: \$26.00

Michael & Beatrice Large
 945 16th St. NE
 Salem, Or. 97301

Tax Statement mailed to
 Shuster

Above Space Reserved for Recording

(If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.)

Warranty Deed

Date of this Document: 12/17/2008Reference Number of Related Documents: N/A

Grantor(s):

Name Anthony A & Carmen L Bernard
 Street Address 3039 Royal Ct
 City/State/Zip Bend, OR 97701

Grantee(s):

Name Michael & Beatrice Large
 Street Address 613 A SW 122nd St
 City/State/Zip Seattle, WA 98146

Abbreviated Legal Description (i.e., lot, block, plat, or section, township, range, quarter/quarter or unit, building and condo name): Lot 03, Block 34 Klamath Forest Estates, 1st Addition

Assessor's Property Tax Parcel/Account Number(s): R 271609

For good consideration, Anthony A & Carmen L Bernard
 of 3039 Royal Ct, Bend, OR 97701, County of Deschutes
 State of Oregon, hereby bargain, deed and convey to Michael & Beatrice Large
 of 613 A SW 122nd St Seattle, WA 98146
 County of King, State of Washington, the following described land in
Klamath County, free and clear with WARRANTY COVENANTS; to wit: Lot 03, Block 34
Klamath Forest Estates, 1st Addition,
Silver Fox LN Sprague River, OR 97639

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed of Silver Fox Ln, Sprague River, dated Dec 17, 20 08.

WITNESS the hands and seal of said Grantor this 17th day of December, 2008.

[Signature]
Grantor

Carmen & Bernard
Grantor

State of Oregon

County of Deschutes

On Dec. 17th 2008, before me, Brittney Douglass, personally appeared Anthony and Carmen Bernard, personally known to me (or 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.

WITNESS my hand and official seal.

Signature [Signature]

Affiant Known ☒ Unknown
ID Produced Oregon drivers license

(Seal)

