



2013-013799  
Klamath County, Oregon  
12/17/2013 02:20:55 PM  
Fee: \$47.00

RECORDING REQUESTED BY:

GRANTOR:

Valley Property Investments  
8073 S. Sconce Rd.  
Canby, OR 97013

GRANTEE:

Robert P. Bernhardt and Colleen H. Bernhardt  
550 Soldier Creek Rd.  
Grants Pass, OR 97526

SEND TAX STATEMENTS TO:

Robert P. Bernhardt and Colleen H. Bernhardt  
550 Soldier Creek RD  
Grants Pass, OR 97526

AFTER RECORDING RETURN TO:

Robert P. Bernhardt and Colleen H. Bernhardt  
550 Soldier Creek RD  
Grants Pass, OR 97526  
Escrow No: 471813029269-TTMIDWIL20  
73232 Sun Mountain Drive  
Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

*fb*  
Valley Property Investments, *LLC* Grantor, conveys and warrants to

Robert P. Bernhardt and Colleen H. Bernhardt as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HERETO

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$145,000.00. (See ORS 93.030)

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, 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, 195.301 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.

DATED: *12/13/2013*

Valley Property Investments *LLC*

BY: *April M. Schmidt*  
April M. Schmidt, as Member *fb*

Valley Property Investments

BY: *Jeffery S. Schmidt*  
Jeffery S. Schmidt, as Member

471813029269-TTMIDWIL20  
Deed (Warranty-Statutory)

*471813029269-TTMIDWIL20*

State of OREGON

COUNTY of Marion

This instrument was acknowledged before me on 12/13, 2013

by April M. Schmidt and Jeffery S. Schmidt as Members of the Valley Property Investments

[Signature], Notary Public - State of Oregon  
My commission expires: 6-15-2014



EXHIBIT "ONE"

S1/2 NE1/4 SE1/4 NW1/4 and that portion of the S1/2 NW1/4 SW1/4 NE1/4 lying Westerly of Highway 232 in Section 16, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.

An easement created by instrument, subject to the terms and provisions thereof,

Dated: October 25, 1983  
Recorded: January 9, 1984  
Volume: M84, page 346, Microfilm Records of Klamath County, Oregon  
In favor of: Telephone Utilities of Eastern Oregon, Inc.  
For: Underground telephone facilities

An easement created by instrument, subject to the terms and provisions thereof,

Dated: June 11, 1984  
Recorded: October 18, 1984  
Volume: M84, page 17915, Microfilm Records of Klamath County, Oregon  
In favor of: Scott Creek Homeowners' Association  
For: 60 foot wide roadway easement

An easement created by instrument, subject to the terms and provisions thereof,

Dated: July 24, 1987  
Recorded: September 14, 1987  
Volume: M87, page 16566, Microfilm Records of Klamath County, Oregon  
In favor of: Midstate Electric Cooperative, Inc.  
For: Electric transmission line

An easement created by instrument, subject to the terms and provisions thereof,

Dated: July 30, 1987  
Recorded: January 9, 1988  
Volume: M88, page 400, Microfilm Records of Klamath County, Oregon  
In favor of: Midstate Electric Cooperative, Inc.  
For: Line extension