



After recording return to:

Kevin Bernhardt and Michelle Bernhardt

PO Box 492

Eagle Point, OR 97524

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

Kevin Bernhardt and Michelle Bernhardt

PO Box 492

Eagle Point OR 97524

Escrow No. AP0803184

Title No. 0101244

SWD r.020212

THIS SPACE RESERVED FOR RECORD

2014-008233

Klamath County, Oregon

08/07/2014 02:12:16 PM

Fee: \$52.00

### STATUTORY WARRANTY DEED

**Richard Harris and Jeanette Harris, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Kevin Bernhardt and Michelle Bernhardt, as tenants by the entirety,**

Grantee(s), the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

**Lot 5 in Block 2, TRACT NO. 1034, LAKEWOODS SUBDIVISION UNIT NO. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

71362

3805-005B0-03700-000

The true and actual consideration for this conveyance is **\$292,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2014-2015 Real Property Taxes a lien not yet due and payable.**

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 this 6th day of August, 2014.

Richard Harris  
Richard Harris

Jeanette Harris  
Jeanette Harris

State of Oregon  
County of Jackson

This instrument was acknowledged before me on \_\_\_\_\_, 2014 by Richard Harris and Jeanette Harris.

\*See Attached

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

## ACKNOWLEDGMENT

State of California  
County of Siskiyou )

On 08/06/2014 before me, James E. Person, notary public  
(insert name and title of the officer)

personally appeared Richard Harris and Jeanette Harris  
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature James E. Person (Seal)

