



2015-005883
Klamath County, Oregon
06/08/2015 01:14:13 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Andrew E. Bernhard and Heidi E. Bernhard
11242 Newlun Drive
Klamath Falls, OR 97603

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

Andrew E. Bernhard and Heidi E. Bernhard
11242 Newlun Drive
Klamath Falls, OR 97603
File No. 46449AM

STATUTORY WARRANTY DEED

Joseph J. Vaccaro and Mieke L. Vaccaro, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Andrew E. Bernhard and Heidi E. Bernhard, 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:

The N1/2 of the following described property:

A parcel of land situated in the SW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Northeast corner of said SW1/4; thence South along the East line of said SW1/4, 1268.97 feet to a 1/2 inch iron pin on the Westerly right-of-way of Pine Grove Road, a county road; thence Southwesterly along said right-of-way (long chord = South 14° 37' 27" West, 64.82 feet) to a 1/2 inch iron pin at the intersection of said right-of-way line with the South line of the NE1/4 of said SW1/4; thence North 89° 48' West along said South line of the NE1/4 SW1/4, 313.44 feet to a 1/2 inch iron pin marking the Southwest corner of the E1/2 E1/2 of said NE1/4 SW1/4; thence North 0° 6' 40" East along the West line of said E1/2 E1/2 NE1/4 SW1/4, 1335.70 feet to a 1/2 inch iron pin marking the Northwest corner of said E1/2 E1/2 NE1/4 SW1/4; thence South 89° 6' 22" East along the North line of said SW1/4, 327.25 feet to the point of beginning.

TOGETHER WITH an easement for roadway purposes 30.00 feet in width across the Northerly portion of the W1/2 E1/2 NE1/4 SW1/4 of said Section 9, being adjacent to the Southerly of the North line thereof.


The true and actual consideration for this conveyance is \$425,000.00.


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:

47AMT

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 5 day of June, 2015.



Joseph J. Vaccaro


Mieke L. Vaccaro

State of Oregon } ss
County of Klamath }

On this 5th day of June, 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Joseph J. Vaccaro and Mieke L. Vaccaro, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 9-8-17

