

2019-002372

Klamath County, Oregon

03/14/2019 12:23:01 PM

Fee: \$97.00

COVER PAGE FOR OREGON DEEDS

Grantor: Andrew E. Bernhard and Heidi E. Bernhard, who acquired title as tenants by the entirety
Grantor's Mailing Address: 11242 Newlun Drive, Klamath Falls, Oregon 97603

Grantee: Andrew E. Bernhard, an unmarried man
Grantees Mailing Address: 11242 Newlun Drive, Klamath Falls, Oregon 97603

Type of Document to be Recorded: QUITCLAIM DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Deed: Recorded June 8, 2015; Doc. No. 2015-005883

Situs Address: 11242 Newlun Drive
Klamath Falls, Oregon 97603

Tax Account Number: 594789

Until a change is requested, all Tax Statements shall be sent to the following address:

Andrew E. Bernhard
11242 Newlun Drive
Klamath Falls, Oregon 97603

After Recording Return To:
Andrew E. Bernhard
11242 Newlun Drive
Klamath Falls, Oregon 97603

Prepared By:
Andrew E. Bernhard
11242 Newlun Drive
Klamath Falls, Oregon 97603

QUITCLAIM DEED

TITLE OF DOCUMENT

Andrew E. Bernhard and Heidi E. Bernhard, who acquired title as tenants by the entirety, Grantor, releases and quitclaims to Andrew E. Bernhard, an unmarried man, Grantee, all right title and interest in and to the following described real property, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Account No.: **594789**

Prior Recorded Document Reference: **Deed: Recorded June 8, 2015; Doc. No. 2015-005883**

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

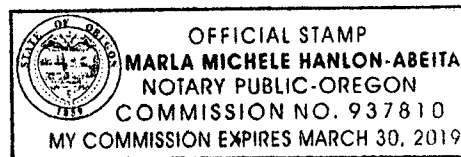
The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 5 day of February, 2019. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.



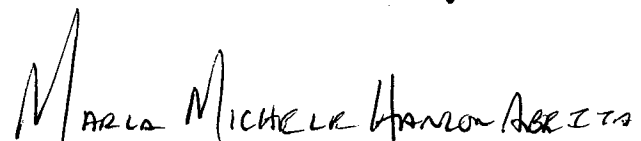
Andrew E. Bernhard



STATE OF Oregon }
COUNTY OF Klamath } ss

This instrument was acknowledged before me this 5 day of February, 2019, by **Andrew E. Bernhard**.

NOTARY STAMP/SEAL

Before Me: 
NOTARY PUBLIC- STATE OF Oregon
My Commission Expires: 3/30/2019

Dated this 8th day of February, 20 19. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

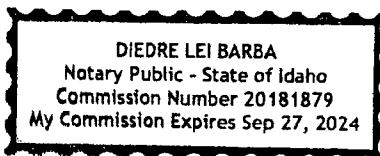
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Heidi Bernhard
Heidi E. Bernhard

STATE OF Idaho }
COUNTY OF Twin Falls } ss

20 19, This instrument was acknowledged before me this 8th day of February, by **Heidi E. Bernhard**.

NOTARY STAMP/SEAL



Before Me: Diedre Lei Barba
NOTARY PUBLIC- STATE OF Idaho
My Commission Expires: 9-27-2024

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY IN KLAMATH COUNTY, OREGON:

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 DEGREES 37 MINUTES 27 SECONDS 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 DEGREES 48 MINUTES 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 DEGREES 6 MINUTES 40 SECONDS 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 DEGREES 6 MINUTES 22 SECONDS 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.