



THIS SPACE RESERVED FOR

2021-015639  
Klamath County, Oregon  
10/18/2021 09:13:01 AM  
Fee: \$87.00

Andrew Bernhard  
11242 Newlum Dr.  
Klamath Falls, OR 97601

Grantor's Name and Address

Andrew Bernhard and Ashlie Bernhard  
11242 Newlum Dr.  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:  
Andrew Bernhard and Ashlie Bernhard  
11242 Newlum Dr.  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Andrew Bernhard and Ashlie Bernhard  
11242 Newlum Dr.  
Klamath Falls, OR 97601

File No. 481289AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Andrew E. Bernhard,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Andrew Bernhard and Ashlie Bernhard, as Tenants by the Entirety,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**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.**

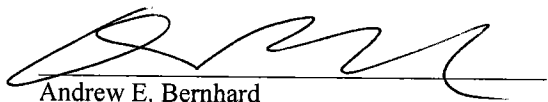
The true consideration for this conveyance is to convey title .

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

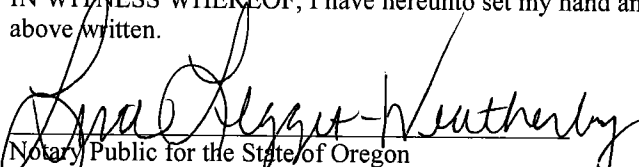
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

In Witness Whereof, the grantor has executed this instrument this 22 day of September, 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
Andrew E. Bernhard

State of Oregon } ss  
County of Klamath }

On this 22 day of September, 2021, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Andrew E. Bernhard, 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 County  
Commission Expires: 10/1/2023

