



2022-010904
Klamath County, Oregon
09/08/2022 11:05:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Christopher L. Thompson Jr.

2181 Kiln Street

Klamath Falls, OR 97601

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

Christopher L. Thompson Jr.

2181 Kiln Street

Klamath Falls, OR 97601

File No. 558207AM

STATUTORY WARRANTY DEED

Kenneth E. Bernardin and Rosa C. Bernardin, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Christopher L. Thompson Jr.,

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 6 in Block 52, BUENA VISTA ADDITION, to the City of Klamath Falls, Oregon, LESS that portion described as follows:

Beginning at the Northeasterly corner of said Lot 6; thence Northwesterly along the Northeasterly line of said Lot 6 a distance of 10 feet to a point; thence Southwesterly and parallel with the Southeasterly line of said Lot 6 to the Southwesterly line thereof; thence Southeasterly along said Southwesterly line 10 feet, more or less to the Southeasterly corner of said Lot 6; thence Northeasterly along the Southeasterly line of said lot to the point of beginning.

ALSO Lot 7, the East 10 feet of Lot 6 and Lot 5, EXCEPT the South 60 feet, all in Block 52 of BUENA VISTA ADDITION to the City of Klamath Falls, Klamath County, Oregon.

TOGETHER WITH that portion of vacated West Oregon Avenue inurred thereto by Ordinance No. 6393, recorded in Volume M82 Page 7457, records of Klamath County, Oregon.

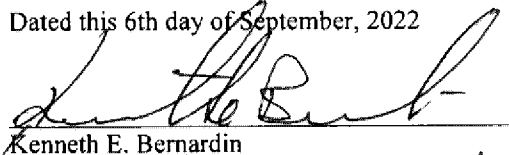
The true and actual consideration for this conveyance is \$290,000.00.

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:

2022-2023 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 September, 2022



Kenneth E. Bernardin



Rosa C. Bernardin

State of Oregon } ss
County of Klamath }

On this 6th day of September, 2022, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Kenneth E. Bernardin and Rosa C. Bernardin, 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 Falls OR
Commission Expires: 5/18/2025

