

2023-000336

Klamath County, Oregon



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01/17/2023 01:49:42 PM

Fee: \$92.00

This Document Was Prepared by:

Melissa M Bernhardt
1731 Lund Rd
LaPine, OR 97739

After Recording Please Return to:

Melissa M Bernhardt
1731 Lund Rd
LaPine, OR 97739

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OREGON QUIT CLAIM DEED

This QUIT CLAIM DEED, made this _____ day of October 15, 2020, by _____

Eric John Bernhardt whose address is 2157

NE Kim Lane Bend OR hereinafter called the "Grantor(s)", to Melissa

Marie Bernhardt, whose address is 1731 Lund R

LaPine OR hereinafter called the "Grantee(s)":

Witnesseth: That the Grantor, for and in consideration of the sum of Divorce

(\$ ~~1110.00~~) and other valuable considerations, receipt whereof is hereby

acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the

Grantee(s), all that certain land situated in Klamath County, Oregon, described as

follows (enter legal description of property):

River Pine Estates 3rd Addition, Block 23, Lot 2

Klamath County Oregon

Including Melissa Bernhardt being responsible
for all property tax -

Also known as street name and number: 1731 Lund Rd LaPine, OR



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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."

Eric J. Bernhardt
Grantor
ERIC JOHN BERNHARDT
Printed Name
2157 NE KIM LANE, BEND, OR
Address (City, State, and ZIP)
541-390-0178
Phone Number

Grantor

Printed Name

Address (City, State, and ZIP)

Phone Number

STATE OF OREGON)

COUNTY OF _____) ss:

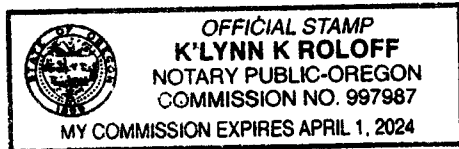
STATE OF OREGON)

COUNTY OF Deschutes)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ERIC Bernhardt whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of October, 2020.

Klynn K. Roloff
Notary Public



My Commission Expires: April 1st 2024