



2023-003703

Klamath County, Oregon

05/16/2023 08:45:01 AM

Fee: \$87.00

TITLE NO. 576713AM
ESCROW NO. VP23-0363 KNB
TAX ACCT. NO. 165911
MAP/TAX LOT NO. 2607-001C0-05200

GRANTOR

WILLIAM THOMAS GERHART and DERIK HENDRICKS

GRANTEE

AMANDA BOMARK and JASON BOMARK
87841 MISTY LANE
VENETA, OR 97487

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

WILLIAM THOMAS GERHART, as to an undivided 1/2 interest, and DERIK HENDRICKS, as to an undivided 1/2 interest, Grantor,
conveys and warrants to
AMANDA BOMARK and JASON BOMARK, as tenants by the entirety, Grantee,
the following described real property free of encumbrances except as specifically set forth herein:

Lot 6 in Block 9 of TRACT NO. 1123, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is **\$140,000.00**.

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.

Except the following encumbrances:
Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 15th day of May, 2023.

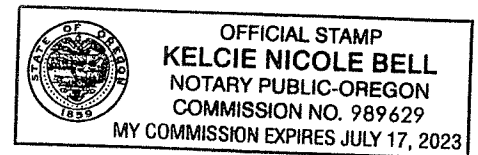
William Thomas Gerhart
WILLIAM THOMAS GERHART

Derek Hendricks
DERIK HENDRICKS

State of Oregon
County of Lane

This instrument was acknowledged before me on May 15th, 2023 by WILLIAM THOMAS GERHART.

[Signature]
(Notary Public for Oregon)
My commission expires 7/17/2023



State of Oregon
County of Lane

This instrument was acknowledged before me on May 15th, 2023 by DERIK HENDRICKS.

[Signature]
(Notary Public for Oregon)
My commission expires 7/17/2023

