

2023-004093

Klamath County, Oregon

05/30/2023 01:29:01 PM

Fee: \$87.00

After Recording Return To:

Kevin J. Tillson
Tillson Law P.C.
39075 Proctor Blvd., Ste. C
Sandy, OR 97055

Send All Tax Statements To:

Melissa M. Bernhardt
1731 Lund Rd.
La Pine, OR 97739

AFFIANT'S DEED

THIS INDENTURE made this 24 day of May 2023, by and between Melissa Marie Bernhardt, named in the duly filed Affidavit of Claiming Successor, Estate of Sharon Nadine Hildebrand, deceased, Klamath County Circuit Court case no. 23PB02648 hereinafter called the first party, Douglas A. Hildebrand, Kevin C. Hildebrand and Melissa M. Bernhardt, hereinafter called the second parties;

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the second parties and second parties' heirs, successors-in-interest and assigns, all the estate, right and interest of the deceased at the time of decedent's death, and all the right title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1 in Block 23, Third addition to the River Pine Estates, in Klamath County, Oregon.

Tax Account No: 130664

The true and actual consideration for this transfer, stated in terms of dollars, is \$0.00 (Transfer from Estate).

TO HAVE AND TO HOLD the same unto the second parties and second parties' heirs, successors-in-interest and assigns forever.

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.

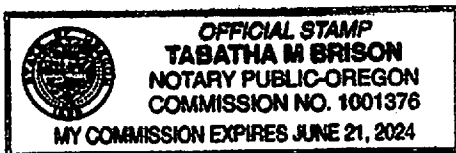
(Signature page to follow)

IN WITNESS WHEREOF, the first party has executed this instrument on the date first written above.


Melissa Marie Bernhardt

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on May 24th, 2023, by Melissa Marie Bernhardt, Affiant.




Notary Public for Oregon
My Commission Expires: June 21, 2024