

2024-003065

Klamath County, Oregon

04/23/2024 08:28:04 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Bear Fruit Properties
500 Westover Dr #19615
Sanford, North Carolina 27330

WARRANTY DEED

THE GRANTOR(S),

- Charles Brian Muhlenhaupt, a single man, 9835 BOAT CLUB DR,
SNELLING, CA 95369,

for and in consideration of: \$4,173 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Bear Fruit Properties, LLC, a Wisconsin Limited Liability Company
with a mailing address of 6568 Wendell Way, DeForest WI 53532,
the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 3C, Block 15, KLAMATH FALLS FOREST ESTATES, Sycan Unit

177962

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and
has good right to sell and convey the same; and that Grantor, his heirs, executors and
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns
against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 04/18/2024

Charles Brian Muhlenhaupt

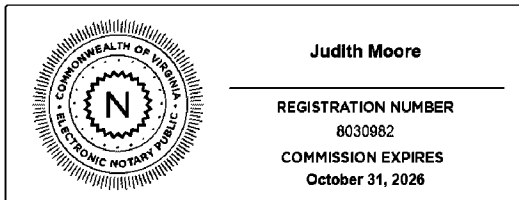
Charles Brian Muhlenhaupt
9835 BOAT CLUB DR, SNELLING, CA 95369

Grantor Signatures:

DATED: _____

STATE OF Virginia
COUNTY OF Prince William, ss:

This instrument was acknowledged before me on this 18th day of April,
2024 by Charles Brian Muhlenhaupt, a single man.



Judith Moore

Notary Public
Signature of person taking
acknowledgment

Electronic Notary Public
Title (and Rank)

My commission expires 10/31/2026

Notarized remotely online using communication technology via Proof.