

Send Tax Statements to Grantee at:
Mark and Christine Kerns Living Trust
21349 Bear Creek Road
Bend, Oregon, 97701

2024-004595
Klamath County, Oregon
06/07/2024 08:36:02 AM
Fee: \$87.00

After Recording return to:
Law Office of Paul Heatherman PC
PO Box 8
Bend, OR 97709

BARGAIN AND SALE DEED

Mark C. Kerns and Christine E. Kerns, Grantors, conveys to Mark C. Kerns and Christine E. Kerns, Trustees of the Mark and Christine Kerns Living Trust dated June 6, 2024, and any amendment thereto, Grantee, the following described real property:

Lot 10, Block 8, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Identification Number: 072-276604

Account: 276604

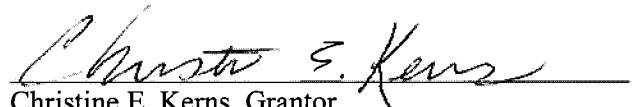
SUBJECT TO all liens, covenants, encumbrances, reservations, restrictions and easements of record.

The true consideration for this conveyance is NONE (estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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 on June 6, 2024.

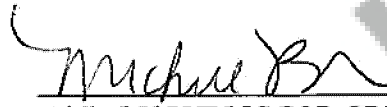

Mark C. Kerns, Grantor


Christine E. Kerns, Grantor

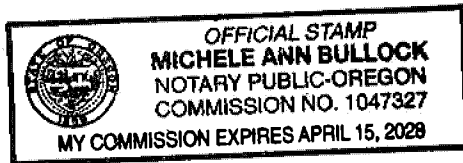
STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me the above named Mark C. Kerns and Christine E. Kerns and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me on June 6, 2024.



NOTARY PUBLIC FOR OREGON



Unofficial Copy