

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Bear Fruit Properties  
6568 Wendell Way  
Deforest, Wisconsin 53532

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**WARRANTY DEED**

THE GRANTOR(S),

- Phillip Van Kinkle, 12-145 KIPUKA ST, PAHOA, HI 96778,

for and in consideration of: \$5,024 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 2, Block 2, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the  
official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon,  
Also known as Lot 2A, Block 2

180869 (3313-03000-03000)

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: 6-20-2024

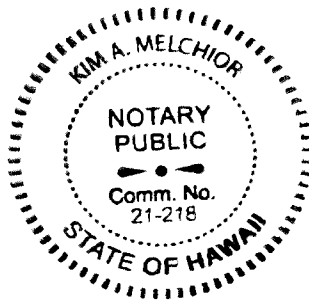
Phillip Van Kinkle  
Phillip Van Kinkle  
12-145 KIPUKA ST, PAHOA, HI 96778

Grantor Signatures:

DATED: \_\_\_\_\_

STATE OF Hawaii  
COUNTY OF Hawaii, ss:  
Circuit: 3rd

This instrument was acknowledged before me on this 20 day of June,  
2024 by Phillip Van Kinkle.



Kim A. Melchior

Notary Public Kim A. Melchior  
Signature of person taking  
acknowledgment

Notary Public  
Title (and Rank)

My commission expires 01/09/2026