

63545

98 JUL 28 P3:37

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## WARRANTY DEED

AFTER RECORDING RETURN TO:  
MICHAEL A. PRESLEY

11812 Mollay Dr.  
Klamath Falls, Ore. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

RAYMOND BRUNI and DEBRA BRUNI husband and wife, hereinafter  
called GRANTOR(S), convey(s) and warrants to MICHAEL A. PRESLEY  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"THIS INSTRUMENT WILL 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  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$100,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 28<sup>th</sup> day of July 1998.

Raymond Bruni  
RAYMOND BRUNI

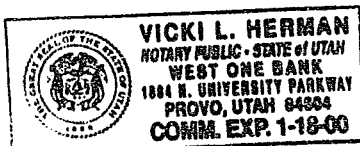
Debra Bruni  
DEBRA BRUNI

STATE OF UTAH, County of Ut )ss.

On July 20, 1998, personally appeared Raymond Bruni and  
Debra Bruni who acknowledged the foregoing instrument to be  
their voluntary act and deed.

Debra Bruni  
Notary Public for Utah

My Commission Expires: 1-18-00



27654

## EXHIBIT "A"

A tract of land situated in the N 1/2 SE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the East quarter corner of said Section 9; thence South 0 degrees 08' West a distance of 608.25 feet; thence North 89 degrees 52' West a distance of 1323.7 feet; thence North 0 degrees 08' East a distance of 577.07 feet to an iron pin on the true point of beginning of this description; thence South 89 degrees 55' East a distance of 211.3 feet to an iron pin; thence South 0 degrees 08' West a distance of 164.9 feet to an iron pin; thence North 89 degrees 55' West a distance of 211.3 feet to an iron pin; thence North 0 degrees 08' East a distance of 164.9 feet, more or less, to the true point of beginning.

CODE 222 MAP 3910-9DA TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 28th day  
of July A.D., 19 98 at 3:37 o'clock P. M., and duly recorded in Vol. M98,  
of Deeds on Page 27653.

By Kathleen Rosa Bernetha G. Letsch, County Clerk

FEE \$35.00