

01 APR 2 PM 3:35



After recording return to:

Al Bruner

607 Avenue de teresa

Grants Pass, OR 97626

Until a change is requested all tax statements shall be sent to the following address:

Al Bruner

607 Avenue de teresa

Grants Pass, OR 97626

Escrow No. K56743S

Title No. K56743-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 13440

State of Oregon, County of Klamath

Recorded 04/02/01, at 3:35 p.m.

In Vol. M01 Page 13440

Linda Smith,

County Clerk Fee \$ 21.00

### STATUTORY WARRANTY DEED

Crown Ridge One of Klamath Falls, LLC, Grantor, conveys and warrants to Al Bruner, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 8, 11 and 30, Tract 1309-Crown Ridge Subdivision Phase 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 30.930.

The true consideration for this conveyance is \$90,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 19th day of March, 2001.

Crown Ridge One of Klamath Falls

By: Donald E. Rowlett

Donald E. Rowlett, Operating Manager

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 19th day of March, 2001 by Donald E. Rowlett, Operating Manager of Crown Ridge One of Klamath, LLC



Stacy Hilferty  
Notary Public for Oregon  
My commission expires: 8-2-03

K21-