



After recording return to:

Eric Santo Nicita  
4326 Denver Avenue  
Klamath Falls, OR 97603

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

Eric Santo Nicita  
4326 Denver Avenue  
Klamath Falls, OR 97603

Escrow No. K58249S

Title No. K58249-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 8996

State of Oregon, County of Klamath

Recorded 02/13/2002 3:39 P m.

Vol M02, Pg 8996-97

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

'02 FEB 13 PM3:39

### STATUTORY WARRANTY DEED

Nathan J. Bruner and Barbara L. Bruner, as tenants by the entirety; Grantor, conveys and warrants to Eric Nicita and Sabina Keller, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

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 \$93,750.00 (Here comply with the requirements of ORS 93.030)

Dated this 13 day of February, 2002

Nathan J. Bruner

Nathan J. Bruner

Barbara L. Bruner

Barbara L. Bruner

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 13 day of February, 2002  
by Nathan Bruner and Barbara L. Bruner



[Signature]  
Notary Public for Oregon  
My commission expires: 02-20-03

K26'

## Exhibit A

## PARCEL 1:

A piece or parcel of land situate in the N  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch aluminum monument on the South boundary of Denver Avenue from which the monument marking the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon bears South 89 degrees 58' 50" West 546.1 feet and North 0 degrees 13' 30" West 1692.5 feet distant; thence North 89 degrees 58' 50" East along the South boundary of Denver Avenue 134.0 feet to 5/8" aluminum capped monument; thence South 0 degrees 07' East 302.0 feet to a 5/8" aluminum capped monument; thence South 89 degrees 56' 20" West 226.7 feet to a point; thence North 0 degrees 15' 30" West 212.2 feet to a 5/8 inch aluminum capped monument; thence North 89 degrees 58' 50" East 93.45 feet to a 5/8 inch aluminum capped monument; thence North 0 degrees 13' 50" West 90.0 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the N  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly boundary of Denver Avenue, from which the monument marking the Northwest corner of said Section 11 bears South 89 degrees 58' 50" West 552.6 feet and North 00 degrees 13' 30" West 1692.5 feet distant; thence North 89 degrees 58' 50" East along the said Southerly boundary of Denver Avenue, 127.5 feet to a 5/8" aluminum capped monument; thence South 00 degrees 07' East 302.0 feet to 5/8" aluminum capped monument; thence South 89 degrees 56' 20" West 126.7 feet; thence North 00 degrees 15' 30" West 302.05 feet to the point of beginning.

## PARCEL 2:

A piece or parcel of land situate in the N  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch aluminum capped monument on the South boundary of Denver Avenue from which the monument marking the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89 degrees 58' 50" West 452.6 feet and North 0 degrees 13' 30" West 1692.5 feet distant; (said point being 110.0 feet Easterly from the West line of that tract of land conveyed at Page 622, Volume 298, Deed Records of Klamath County, Oregon as surveyed on the ground); thence North 89 degrees 58' 50" East along the South boundary of Denver Avenue 93.5 feet to a 5/8 inch aluminum capped monument; thence South 9 degrees 13' 50" East 90.0 feet to a 5/8" aluminum capped monument; thence South 89 degrees 58' 50" West 93.45 feet to a 5/8 inch aluminum capped monument; thence North 0 degrees 15' 30" West 90.0 feet to the point of beginning.