

03 MAR 28 AM 10:53



After recording return to:  
A. L. Bruner and Marilyn V. Bruner  
607 Avenue de Teresa  
Grants Pass, OR 97626

Until a change is requested all tax statements  
shall be sent to the following address:  
A. L. Bruner and Marilyn V. Bruner  
607 Avenue de Teresa  
Grants Pass, OR 97626

File No.: 7021-124387 (SAC)  
Date: March 06, 2003

Vol M03 Page 18885

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 03/28/2003 10:53 Am.  
Vol M03 Pg 18885-26  
Linda Smith, County Clerk  
Fee \$ 26 # of Pgs 2

### STATUTORY WARRANTY DEED

**Crown Ridge One of Klamath, LLC**, Grantor, conveys and warrants to **A. L. Bruner and Marilyn V. Bruner, husband and wife as tenants by the entirety**, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 7, 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 from 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 **\$40,000.00**. (Here comply with requirements of ORS 93.030)

K26 -

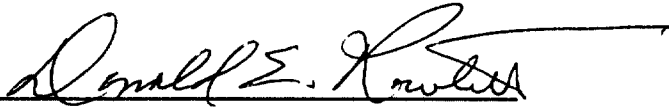
18886

APN: R884995

Statutory Warranty Deed  
- continued

File No.: 7021-124387 (SAC)  
Date: 03/06/2003

Crown Ridge One of Klamath, LLC



By: Donald E. Rowlett, Operating  
Manager

STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 05th day of March, 2003  
by Donald E. Rowlett as Operating Manager of Crown Ridge One of Klamath, LLC, on behalf of the .

  
Notary Public for Oregon

My commission expires: 8-7-03

