



After recording return to:
John M. Andersch
18880 Baker Road
Bend, OR 97702

Until a change is requested all tax statements
shall be sent to the following address:
John M. Andersch
18880 Baker Road
Bend, OR 97702

File No.: 7061-263864 (MSR)
Date: September 17, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/29/03 2:03 P m
Vol M03 Pg 72359-60
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

A. L. Bruner and Marilyn Bruner as tenants by the entirety, Grantor, conveys and warrants to John M. Anderach, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 20 of Tract 1309 - Crown Ridge Subdivision Phase I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The 2003-2004 Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions, reservations, easements for public utilities, districts, water companies, alleys and streets, rights and rights of way of record, if any; also exceptions of oil, gas, minerals and hydrocarbons, and/or lease, if any, without the right of surface entry.

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 **\$80,000.00**. (Here comply with requirements of ORS 93.030)

APN: 885007

Statutory Warranty Deed
- continued

72360

File No.: 7061-263864 (MSR)
Date: 09/17/2003

A. L. Bruner
A. L. Bruner

Marilyn Bruner
Marilyn Bruner

STATE OF Oregon)
County of ~~Marion~~ Josephine)ss.

This instrument was acknowledged before me on this 24th day of September, 2003
by A. L. Bruner and Marilyn Bruner.

Hope Lauber
Notary Public for Oregon

My commission expires: 6-28-05

