



After recording return to:
Thomas Teach and Harleen Teach
1367 Ridgecrest
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Thomas Teach and Harleen Teach
1367 Ridgecrest
Klamath Falls, OR 97601

File No.: 7021-321271 (SAC)
Date: February 10, 2004

T- State of Oregon, County of Klamath
Recorded 02/13/2004 3:35 p m
Vol M04 Pg 8847-48
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

A. L. Bruner and Marilyn V. Bruner as tenants by the entirety, Grantor, conveys and warrants to Thomas Teach and Harleen Teach as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 17 of Tract 1309-Crown Ridge Subdivision Phase 1, 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. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$315,000.00**. (Here comply with requirements of ORS 93.030)

08848

APN: 885004

Statutory Warranty Deed
- continued

File No.: 7021-321271 (SAC)
Date: 02/10/2004

A. L. Bruner
A. L. Bruner

Marilyn V. Bruner
Marilyn V. Bruner

STATE OF Oregon

County of Harney

)
)ss.
)

This instrument was acknowledged before me on this 12th day of February, 2004
by **A. L. Bruner and Marilyn V. Bruner.**

Sarah Wiseman

Notary Public for Oregon

My commission expires:

10/16/06

