



After recording return to:
A. L. Bruner and Marilyn V. Bruner
607 Avenue de Teresa
Grants Pass, OR 97627

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 97627

File No.: 7021-338213 (SAC)
Date: February 20, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 10624

State of Oregon, County of Klamath
Recorded 02/25/2004 1:24 p m
Vol M04 Pg 10624-25
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

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

Lots 1, 2, 3, 4, 5, 14, 16, 18 and 21, 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:

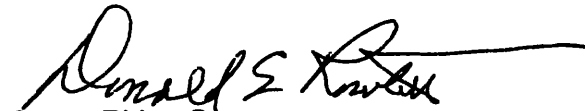
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$193,000.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed
- continuedFile No.: 7021-338213 (SAC)
Date: 02/20/2004


Crown Ridge One
of Klamath, LLC

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 25 day of February, 2004
by as of Crown Ridge One of Klamath, LLC, on behalf of the Don Donald E. Rowlett


Notary Public for Oregon
My commission expires: 8-2-07

