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State of Oregon, County of Klamath
Recorded 07/28/04 3:19 p m
Vol M04 Pg 49493-94
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
Kenneth Pedersen and Susan
Pedersen
1710 Harmony Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Kenneth Pedersen and Susan Pedersen
1710 Harmony Lane
Klamath Falls, OR 97601

File No.: 7021-425195 (SAC)
Date: July 22, 2004

STATUTORY WARRANTY DEED

A. L. Bruner and Marilyn V. Bruner, husband and wife, or survivor, Grantor, conveys and warrants to Kenneth Pedersen and Susan Pedersen as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 23 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 **\$310,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 23 day of JULY, 2004.

26 F

APN: 885012

Statutory Warranty Deed
- continued

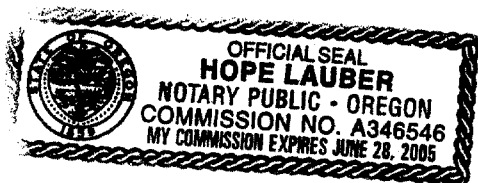
File No.: 7021-425195 (SAC)
Date: 07/22/2004

A. L. Bruner
A. L. Bruner

Marilyn V. Bruner
Marilyn V. Bruner

STATE OF Oregon)
)ss.
County of ~~Klamath~~ JOSEPHINE)

This instrument was acknowledged before me on this 23 day of July, 2004
by **A. L. Bruner and Marilyn V. Bruner.**



Notary Public for Oregon

My commission expires: 6-28-05