

05 FEB 23 PM 3:33

Vol M05 Page 12022

After Recording Return to:

MARC D. ORLANDO and JODI M. ORLANDO

1344 Wade Cr.
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

MARC D. ORLANDO and JODI M. ORLANDO

Same as above

State of Oregon, County of Klamath

Recorded 02/23/2005 3:33 p m

Vol M05 Pg 12022

Linda Smith, County Clerk

Fee \$ 21⁰⁰ # of Pgs 1

Aspen 60474 MS

WARRANTY DEED

(INDIVIDUAL)

A. L. BRUNER and MARILYN V. BRUNER, herein called grantor, convey(s) to MARC D. ORLANDO and JODI M. ORLANDO, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 19, Tract No. 1309, CROWN RIDGE SUBDIVISION PHASE I, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Map#3809 -020DA-09100-000

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$550,000.00.

(here comply with the requirements of ORS 93.930)

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.

Dated February 17, 2005.

A. L. Bruner
A. L. BRUNER

Marilyn V. Bruner
MARILYN V. BRUNER

STATE OF OREGON, County of Josephine ss.

On Feb. 18, 2005 personally appeared the above named A. L. BRUNER and MARILYN V. BRUNER and acknowledged the foregoing instrument to be their voluntary act and deed.

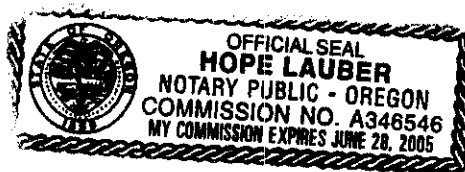
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060474

Before me: *Hope Lauber*
Notary Public for Oregon
My commission expires: 6-28-2005

Official Seal



218