

mtc-69511

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After recording return to:

Lawyers Title Insurance Corporation  
1555 E. McAndrews Road, Suite 100  
Medford OR 97504

Vol M05 Page 31836

State of Oregon, County of Klamath  
Recorded 05/03/2005 3:13 P.m.  
Vol M05 Pg 31836-37  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Until a change is requested, all tax statements  
shall be sent to Grantee at the following address:  
1649 Austin St  
Klamath Falls OR 97603

## STATUTORY WARRANTY DEED

Alan W. Bruggman and Linda L. Bruggman, as tenants by the entirety

, Grantor, conveys and warrants to  
Valerie Lynn Cary

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:  
See Exhibit "A" attached hereto and made a part hereof

This property is free of encumbrances, **EXCEPT:**  
See Exhibit "A" attached hereto and made a part hereof

The true consideration for this conveyance is \$ 90,000.00.

**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 this 2 day of May, 2005.

Alan W Bruggman

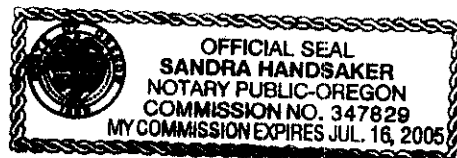
Linda L. Bruggman

STATE OF OREGON, COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of May, 2005, by  
Alan W. Bruggman and Linda L. Bruggman

Sandra Handaker  
Notary Public for Oregon

My commission expires 7-16-2005



2600  
am

## EXHIBIT A

31837

**The North 76 feet of Lots 5 and 6, Block 3 of SUNNYLAND, a resubdivision of the South ten acres of Enterprise Tract No. 31, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Account No.: 3809-034CD-04100-000**

**Key No.: 444718**

**SUBJECT TO:**

1. City liens or assessments, if any, due to the City of Klamath Falls (We find none as of April 21, 2005.)
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Application and Agreement for Exemption from Payment of Assessments, subject to the terms and provisions thereof;  
Recorded: March 18, 1992  
Volume: M92, page 5601, Microfilm Records of Klamath County, Oregon
4. Agreement for Release of Water and Drainage Rights, subject to the terms and provisions thereof;  
Recorded: March 22, 1993  
Volume: M93, page 5835, Microfilm Records of Klamath County, Oregon
5. Reservations and restrictions as contained in plat dedication of Enterprise Tracts, to wit:
6. "That the roads and ways in said tracts are hereby dedicated to public use, saving and excepting, however, and with the specific reservation from such dedication, that said company and its successors and assigns, shall have the right forever to build, construct and operate transportation lines, water, gas, telephone and electric light systems, on, through and over all roadways in said tracts for all time to come, and the free and unobstructed use thereof for the purpose of constructing and laying therein said system."
7. Reservations and restrictions contained in that certain Deed from E. M. Chilcote et al, to George Cheller, et ux, recorded December 6, 1945 in Book 182 at page 493, and in Deed recorded December 30, 1949 in Book 236, page 137, all Deed Records of Klamath County, Oregon.
8. Permanent Slope Easement, subject to the terms and provisions thereof, in favor of the City of Klamath Falls, for construction, operation and maintenance of Shasta Way, and appurtenances, dated April 5, 1978 and recorded May 18, 1978 in Volume M78, page 10388, Microfilm Records of Klamath County, Oregon.