

M06-04868

Klamath County, Oregon

03/17/2006 03:36:33 PM

Pages 3 Fee: \$31.00

1st COB

Grantor's Name and Address:
AL BRUNER

Grantee's Name and Address:
MARILYN V. BRUNER

After recording return to:
PATRICK J. KELLY
Attorney at Law
717 N.W. 5th Street
Grants Pass, OR 97526

Send tax statements to:
A.L. AND MARILYN V. BRUNER
607 Ave De Teresa
Grants Pass, OR 97526

DEED CREATING ESTATE BY THE ENTIRETY

KNOW ALL BY THESE PRESENTS that **AL BRUNER** hereinafter called grantor, the spouse of the grantee hereinafter named, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **MARILYN V. BRUNER** herein called the grantee, an undivided one-half of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath County**, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

To have and to Hold an undivided one-half of the above described real property unto the grantee forever.

The above named grantor retains a like undivided one-half of that same real property, and it is the intent and purpose of this instrument to create, and there hereby is created, an estate by the entirety between husband and wife as to this real property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00.

IN WITNESS WHEREOF, the grantor has executed this instrument on
3-14-2006, 2006.

3/F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

AL Bruner
AL BRUNER

STATE OF OREGON, County of Josephine) ss.

This instrument was acknowledged before me on March 14, 2006, by
AL Bruner

Kathryn L Tobin
Notary Public for Oregon

My commission expires: Dec. 15, 2006



EXHIBIT "A"

/Township 38South, Range 9 EWM

A parcel of property situated in the NW ¼ SE ¼ of Section 20, all in Vacated Nob Hill Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NW ¼ SE ¼ of said Section 20, which point is the intersection of the Easterly right of way line of Vacated Lexington Avenue and the North line of the NW ¼ SE ¼ of said Section 20; thence South along the Easterly right of way line of Vacated Lexington Avenue to a point lying N. 87°15'03" E. a distance of 59.61 feet from the Northeast corner of Lot 21, Block 7 Vacated Eldorado Heights Addition; thence S. 87°15'03" W. a distance of 59.61 feet; thence S. 58°08' W. a distance of 105.00 feet; thence N. 31°51'30" W. a distance of 518.90 feet; thence N. 67°07'45" W. a distance of 63.30 feet; thence N. 41°07'30" E. a distance of 120.00 feet; thence N. 19°28'38" E. a distance of 781.79 feet; thence N. 89°58'15" E. a distance of 80.00 feet to the West right of way line of Vacated Lexington Avenue; thence East 60 feet, more or less, to the point of beginning.

Saving and Excepting any portion lying within the plat of Crown Ridge Phase 1.

That portion of Block 4, Block 13 and and Lots 3 and 4 of Block 20 of vacated Nob Hill, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, lying Westerly of Crown Ridge Phase 1.