

**M06-04870**

Klamath County, Oregon

03/17/2006 03:37:44 PM

Pages 4 Fee: \$36.00

1st COG

Grantor's Name and Address:

A.L. BRUNER

Grantee's Name and Address:

MARILYN V. BRUNER

After recording return to:

PATRICK J. KELLY

Attorney at Law

717 N.W. 5<sup>th</sup> 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 **A. L. 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.

36<sup>F</sup>

**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)).**

A.L. Bruner  
A.L. BRUNER

STATE OF OREGON, County of Josephine ) ss.

This instrument was acknowledged before me on March 14, 2006, by  
A.L. Bruner



Kathryn L. Tobin  
Notary Public for Oregon  
My commission expires: Dec. 15, 2006

## EXHIBIT "A"

### PARCEL 1:

A parcel of land situate in the Southwest quarter of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the iron axle marking the Southwest corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 0°15' West 30 feet and South 89°39'20" West 981.75 feet distant; thence North 0°15' East 258.10 feet to a point; thence North 74°03'25" West 185.31 feet to a point; thence West 414.09 feet to a point on the Easterly right of way line of U.S. Highway 97; thence along said Easterly right of way line South 3°37'45" East 171.33 feet to a point; thence South 8°35'45" West 143.25 feet to a point; thence North 89°39'20" East 601.72 feet, more or less, to the point of beginning.

### PARCEL 2:

A parcel situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning 258 feet East of Section corner common to Sections 19, 20, 29 and 30, to the point of beginning; thence East 720 feet, more or less, thence North 30 feet; thence West 720 feet, more or less; thence South 30 feet to the point of beginning; EXCEPTING that portion deeded to State Highway Commission in Deed Volume 302 at page 147, Deed records of Klamath County, Oregon and corrected in Volume 304 at page 47, Deed records of Klamath County, Oregon.

## EXHIBIT "A" Contd.

### PARCEL 3:

A parcel of land situate in the SW $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point from which the iron axle marking the Southwest corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian bears South 0 degrees 15' West 288.10 feet and South 89 degrees 39'20" West 981.75 feet distant; thence North 0 degrees 15' East 206.90 feet to a point; thence North 43 degrees 05'30" East 122.52 feet to a point on the Southwesterly right of way line of Lakeport Boulevard, as the same is presently located and constructed; thence following said Southwesterly right of way line along a curve to the right the chord of which bears North 41 degrees 14'05" West 59.00 feet to a point; thence South 60 degrees 03'00" West 128.75 feet to a point; thence West 521.38 feet to a point on the Easterly right of way line of U. S. Highway 97; thence along said Easterly right of way line South 8 degrees 35'45" West 91.22 feet and South 3 degrees 37'45" East 135.63 feet to a point; thence East 414.09 feet to a point; thence South 74 degrees 03'25" East 185.31 feet, more or less to the point of beginning.

### PARCEL 4:

Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29, and 30 of above mentioned township and range; thence Northerly and parallel to the section line between Sections 19 and 20 a distance of 360 feet; thence North 75° East 285 feet, more or less, to the center line of state highway; thence Southeasterly along the center line of state highway 193 feet; thence southerly along center line of said state highway 260 feet, more or less to an intersection of Van Ness Avenue in Lakeview Addition to the City of Klamath Falls, Oregon, and A street in North Klamath Falls Addition to the City of Klamath Falls, Oregon, with the center line of the state highway; thence in a westerly direction along the North boundary line of A street (now known as Van Ness Avenue) a distance 346 feet to the point of beginning. All being in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, less portions heretofore conveyed for road purposes and less portions contained in State Highway.