

mtc-73987 ms

THIS SPACE RESER

M06-08069

Klamath County, Oregon

04/25/2006 02:34:00 PM

Pages 1 Fee: \$21.00



After recording return to:

Marissa D. Bruner

526 Torrey Street

Klamath Falls, OR 97601

Until a change is requested all  
tax statements shall be sent to  
The following address:

Marissa D. Bruner

526 Torrey Street

Klamath Falls, OR 97601

Escrow No. MT73987-MS

Title No. 0073987

SWD

### STATUTORY WARRANTY DEED

**Dana D. Coaty and Amber D. Coaty, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Marissa D. Bruner**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 1 in Block 11 of KLAMATH LAKE 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.

Tax Account No: 3809-019DB-04000-000

Key No: 436932

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$119,900.00**.

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 AND 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)).

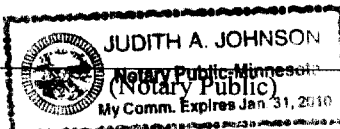
Dated this 21 day of April, 2006.

Dana D. Coaty

Amber D. Coaty

State of Minnesota  
County of Fillmore

This instrument was acknowledged before me on 21st April, 2006 by Dana D. Coaty and Amber D. Coaty.



My commission expires 1-31-2010

21.00