



00018175200700051260030036

03/22/2007 11:20:29 AM

Fee: \$31.00



THIS SPACE

After recording return to:
Kelly C. Bruun and Barbara Bruun
3611 SE 20th Ave. Suite 300
Portland, OR 97202

Until a change is requested all tax statements
shall be sent to the following address:
Kelly C. Bruun and Barbara Bruun
3611 SE 20th Ave. Suite 300
Portland, OR 97202

File No.: NCS-272938A-OR1 (mk)
Date: March 13, 2007

1st-963405

STATUTORY WARRANTY DEED

Merlin Fjarli, Grantor, conveys and warrants to **Kelly C. Bruun and Barbara Bruun**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$1.00**. (Here comply with requirements of ORS 93.030)

31-F

APN:

Statutory Warranty Deed
- continued

File No.: NCS-272938A-OR1 (mk)
Date: 03/13/2007

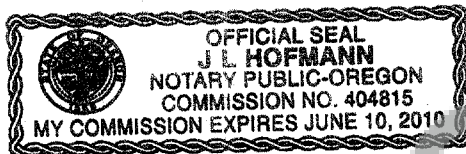
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 ORS 197.352.

Dated this 19th day of March, 2007.

Merlin Fjarli
Merlin Fjarli

STATE OF Oregon)
County of Klamath Jackson)ss.

This instrument was acknowledged before me on this 19th day of March, 2007 by **Merlin Fjarli**.



J. L. Hofmann
Notary Public for Oregon
My commission expires: 6-10-2010

EXHIBIT A**LEGAL DESCRIPTION:**

That part of the East half of the Southeast quarter of the Southeast quarter of Section 9, Township 39 South, Township 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 9; thence South along the section line a distance of 132 feet to a point; thence at right angles West a distance of 50 feet to the true point of beginning; thence continuing West a distance of 610 feet to a point; thence North parallel with the East line of said Section 9 a distance of 132 feet to a point; thence at right angles East a distance of 610 feet to a point; thence South parallel to the East line of said Section 9 a distance of 132 feet to the true point of beginning.

EXCEPTING THEREFROM that portion thereof in Washburn Way.

ALSO EXCEPTING THEREFROM that portion thereof conveyed to the United States of America by deed recorded February 14, 1910 in Volume 28, page 255, Deed Records of Klamath County, Oregon, for a lateral.