

MT82417

2008-008597

Klamath County, Oregon



00047927200800085970020027

06/13/2008 11:30:46 AM

Fee: \$26.00

<b>After recording return to:</b>  Calvin L. Casebier Duenna L. Casebier PO Box 1121 Crescent, OR 97733
<b>Until a change is requested, all tax statements shall be sent to the following address:</b>  Same as Above

Order Number: 8973

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Henry Brunes and Lori Brunes, as tenants by the entirety Grantor conveys and warrants to

Calvin L. Casebier and Duenna L. Casebier, , as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

See Attached exhibit "A"

Account No(s): 153933

Map/Tax Lot No(s): 2409-030DB-08900-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$95,000.00**. (Here comply with requirements of ORS 93.030.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 and 195.305 TO 195.336 AND SECTIONS 5 TO 11 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Executed this 12 day of June, 2008

Henry Brunes

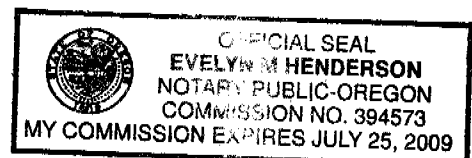
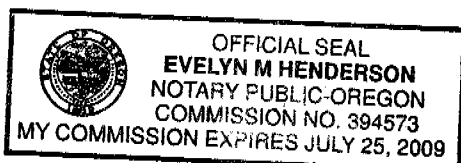
Executed this 12 day of June, 2008

Lori Brunes

State of Oregon, County of Deschutes ) ss.

This instrument was acknowledged before me on this 12 day of June, 2008 by Henry Brunes and Lori Brunes.

Notary Public for Oregon



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Easterly 80 feet of Lots 23 and 24, in Block 30 and Lots 1 and 2 in Block 30, CRESCENT, and also the vacated alley between said lots, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING any part of the Easterly 80 feet of Lot 23 and 24, Block 30, if any, contained in the Deeds to the State of Oregon, by and through its State Highway Commission, by Ray Clinton Campbell and Lillian Pearl Campbell, recorded April 19, 1943 in Volume 154 at page 479 and Volume 154, page 477, Deed Records of Klamath County, Oregon.