

2012-005042

Klamath County, Oregon

RE-RECORDING COVER SHEET

Recording Cover Sheet (PER ORS 205.234 ORS 205.244)



00118047201200050420100108

05/14/2012 12:01:25 PM

Fee: \$82.00

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting "first page" recording requirements in the State of Oregon, ORS 205.234 and does NOT affect the transaction(s) contained in this instrument.

Grantor's Name and Address:

A. L. Bruner
607 Avenue De Teresa
Grants Pass Oregon 97526

Grantee's Name and Address

A. L. Bruner and Marilyn V. Bruner
607 Avenue De Teresa
Grants Pass, Or 97526

After recording return to:

PATRICK J. KELLY
Attorney At Law
717 NW Fifth Street
Grants Pass, Or 97536

Send tax statements to:

A. L. and Marilyn V. Bruner
607 Avenue De Teresa
Grants Pass, Or 97526

RE-RECORDING REQUESTED BY:

Patrick J. Kelly
Attorney At Law
717 NW Fifth Street
Grants Pass, Or. 97526
Van Ness mult parcels

TITLE(S) of TRANSACTION ORS 205.234 CORRECTED DEED CREATING ESTATE BY THE ENTIRETY

Re-recording to correct Deed creating an Estate By The Entirety to correct the names of the Grantees to "A. L. Bruner and Marilyn V. Bruner", and to correct the Grantees vesting to "Grantees as Tenants By The Entirety", and to change the property conveyed to "all his real property".

Direct Party/Grantor(s) and address ORS 205.125 (1) (b) & ORS 205.160

A. L. Bruner
607 Avenue De Teresa
Grants Pass, Oregon 97526

Indirect Party/Grantee(s) and address ORS 205.125 (1) (a) & ORS 205.160

A. L. Bruner and Marilyn V. Bruner
607 Avenue De Teresa
Grants Pass, Oregon 97526

True & Actual Consideration For Transfer ORS 93.030 (5)

ACTUAL CONSIDERATION GIVEN IS \$1.00

Notwithstanding ORS 205.327 (Penalty for presenting nonstandard instruments for recording), if an instrument presented for recording does not contain the information required by subsection (1) of this section, a cover sheet may be prepared that contains the required information.

(XX) Re-Recorded under ORS 205.244 AT THE REQUEST OF PATRICK J. KELLY, ATTORNEY to make corrections in the instrument recorded as No. M06-04870

RE-RECORDING TO CORRECT ORIGINAL DEED CREATING ESTATE BY THE ENTIRETY AS

FOLLOWS: "KNOW ALL BY THESE PRESENTS THAT A.L. BRUNER hereinafter called Grantor, for the consideration hereinafter stated does hereby grant, bargain, sell and convey unto A.L. BRUNER AND MARILYN V. BRUNER as Tenants by the Entirety herein called the Grantees that certain real property, situated in KLAMATH COUNTY, State of Oregon, described as follows, to wit: See attached Deed Creating Estate by the Entirety", that shows these corrections.

M06-04870

Klamath County, Oregon

03/17/2006 03:37:44 PM

Pages 4 Fee: \$36.00

1st COB

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. 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 **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.

36P

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 $0^{\circ}15'$ West 30 feet and South $89^{\circ}39'20''$ West 981.75 feet distant; thence North $0^{\circ}15'$ East 258.10 feet to a point; thence North $74^{\circ}03'25''$ 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 $3^{\circ}37'45''$ East 171.33 feet to a point; thence South $8^{\circ}35'45''$ West 143.25 feet to a point; thence North $89^{\circ}39'20''$ 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.



STATE OF OREGON)
County of KLAMATH)

I CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: 4-20-12
LINDA SMITH, Klamath County Clerk

By: Susan Costic, Deputy
SUSIE COSTIC

M06-04

Klamath Co

03/17/2006

Pages 4

1st COB

Grantor's Name and Address:

A.L. BRUNER

Grantee's Name:

MARILYN

Corrected
deed
per
Recorder's office

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

****A.L. Bruner and**

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**, as Tenants 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: **entirety**

See attached **EXHIBIT "A"**

~~The above named grantor hereby conveys an undivided one-half of the above described real property unto the grantee to-wit:~~

~~The above named grantor hereby conveys an undivided one-half of the above described real property to the grantee to-wit:~~
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^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)).

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 $0^{\circ}15'$ West 30 feet and South $89^{\circ}39'20''$ West 981.75 feet distant; thence North $0^{\circ}15'$ East 258.10 feet to a point; thence North $74^{\circ}03'25''$ 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 $3^{\circ}37'45''$ East 171.33 feet to a point; thence South $0^{\circ}35'45''$ West 143.25 feet to a point; thence North $89^{\circ}39'20''$ 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:

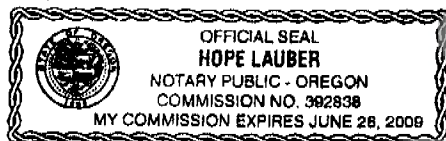
Beginning 258 feet East of Section corner common to Sections 19, 20, 29 and 30, to the point of beginning; thence East 720 feet, more or less, thence North 30 feet; thence West 720 feet, more or less; thence South 30 feet to the point of beginning; EXCEPTING that portion deeded to State Highway Commission 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.

THIS INSTRUMENT WILL 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.

A L Bruner
A L. BRUNER

STATE OF OREGON, County of Josephine) ss.

This instrument was acknowledged before me on August 25, 2005, by A L BRUNER.



Hope Lauber
Notary Public for Oregon
My commission expires: 6-28-2009

EXHIBIT "A"

All Blocks 2, 3, 4, 5, 8, 9, 10 and Lots 1, 2, 3, 4, 5, 6, of Block 11, all in Vacated Irvington Heights 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. Together with all vacated streets and alleys adjacent to all the above described property. Saving and excepting any portion lying within Nob Hill Replat.

Block 1, 2 and 8 of 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, together with all vacated streets and alleys which inured thereto, Saving and excepting any portion lying within Crown Ridge Phase 1 and Quail Ridge.

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.