

2012-005384

Klamath County, Oregon

RE-RECORDING COVER SHEET

Recording Cover Sheet (PER ors 205.234 ORS 205.244

40



00118412201200053840030035

05/17/2012 02:41:27 PM

Fee: \$47.00

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:

Crown Ridge One of
Klamath L.L.C.
16799 Highway 66
Ashland, Oregon 97520

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
Re: Crown Ridge Phase 1

TITLE(S) of TRANSACTION ORS 205.234 CORRECTED STATUTORY WARRANTY DEED

Rerecording to correct deed vesting to read from A. L. Bruner and Marilyn V. Bruner, husband and wife, grantees, to A. L. Bruner and Marilyn V. Bruner, as Tenants by the Entirety, Grantees.

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

Crown Ridge One of Klamath L.L.C.
16799 Highway 66
Ashland Oregon 97520

True & Actual Consideration For Transfer ORS 93.030 (5)

ACTUAL CONSIDERATION GIVEN WITH ORIGINAL TRANSFER WAS \$130,000.00

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 Instrument recorded in Volume M02, Page 18391.

RE-RECORDING TO CORRECT ORIGINAL Statutory Warranty Deed as follows: Crown Ridge One of Klamath, LLC, Grantor, conveys and warrants to A. L. Bruner and Marilyn V. Bruner, Grantees, as Tenants by the Entirety, of the following described property free of liens and encumbrances, except as specifically set forth herein: Lots 10, 17, 22 and 23, Tract 1309-Crown Ridge Subdivision Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. See "SEE EXHIBIT "A" THE STATUTORY WARRANTY DEED ATTACHED, THAT SHOWS THESE CORRECTIONS.



After recording return to:

Al Bruner
607 Avenue De Teresa
Grants Pass, OR 97626

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

Al Bruner
607 Avenue De Teresa
Grants Pass, OR 97626

Escrow No. K58454S

Title No. K58454S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol. M02 Page 18391

State of Oregon, County of Klamath
Recorded 03/28/2002 3:17p m.
Vol M02, Pg 18391
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

'02 MAR 28 PM3:17

STATUTORY WARRANTY DEED

Crown Ridge One of Klamath, LLC, Grantor, conveys and warrants to A.L. Bruner & Marilyn V. Bruner, ^{XXXXXX} ^{husband and wife} Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 10, 17, 22 and 23, Tract 1309-Crown Ridge Subdivision Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is \$130,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 11th day of March, 2002

Crown Ridge One of Klamath, LLC

By: Don Rowlett

Don Rowlett

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 11th day of March, 2002
by Don Rowlett for Crown Ridge One of Klamath, LLC



[Signature]
Notary Public for Oregon
My commission expires 8/2/03

K21



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: 5-17-12

LINDA SMITH, Klamath County Clerk

By: [Signature], Deputy

SUSIE COSTA



After recording return to:

Al Bruner
607 Avenue De Teresa
Grants Pass, OR 97626

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

Al Bruner
607 Avenue De Teresa
Grants Pass, OR 97626

Escrow No. K58454S

Title No. K58454S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 18391

State of Oregon, County of Klamath
Recorded 03/28/2002 3:17P m.
Vol M02, Pg 18391
Linda Smith, County Clerk
Pcc 5 21 # of Pgs 11

'02 MAR 28 PM 3:17

STATUTORY WARRANTY DEED

A.L. Bruner & Marilyn V. Bruner, *Grantees, as Tenants By the Entirety the following
Crown Ridge One of Klamath, LLC, Grantor, conveys and warrants to ~~Al Bruner, Wife~~ ^{husband and wife} the following
described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 10, 17, 22 and 23, Tract 1309-Crown Ridge Subdivision Phase I, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights
of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation
and/or drainage.

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.

The true consideration for this conveyance is \$130,000.00 (One hundred thirty thousand and 00/100)

Dated this 11th day of MARCH, 2002

Crown Ridge One of Klamath, LLC

By: [Signature]
Don Rowlett

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 11th day of March, 2002
by Don Rowlett for Crown Ridge One of Klamath, LLC



[Signature]
Notary Public for Oregon
My commission expires 8/2/05

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