



**2015-000460**  
**Klamath County, Oregon**  
01/16/2015 02:46:37 PM  
Fee: \$47.00

After recording return to:

GERALD R. FLOWERS, SR.

10058 WESTBROOK DRIVE

KLAMATH FALLS, OR 97603

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

GERALD R. FLOWERS, SR.

10058 WESTBROOK DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT102579DS

Title No. 0102579

SWD r.020212

### STATUTORY WARRANTY DEED

**BRENT ALAN BUNGER and AMANDA LYNN BUNGER, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**GERALD R. FLOWERS, SR. and CONNIE V. FLOWERS, as tenants by the entirety,**

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:

Unit 10058 (WESTBROOK DRIVE), SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS  
CONDOMINIUM STAGE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath  
County, Oregon.

The true and actual consideration for this conveyance is **\$105,000.00**.


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:

A handwritten signature in dark ink, appearing to read 'A. Bunger' or similar, with a large '100' written above it.

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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 15<sup>th</sup> day of Jan, 2015.

  
BRENT ALAN BUNGER

  
AMANDA LYNN BUNGER

State of Oregon  
County of Multnomah

This instrument was acknowledged before me on January 15, 2015 by BRENT ALAN BUNGER and AMANDA LYNN BUNGER.

  
(Notary Public for Oregon)

My commission expires May 3, 2017

