



2016-001136
Klamath County, Oregon
02/04/2016 03:22:32 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert L. Bruggeman and Ashley A. Rudman

31146 Mountain Lakes Drive

Klamath Falls, OR 97601

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

Robert L. Bruggeman and Ashley A. Rudman

31146 Mountain Lakes Drive

Klamath Falls, OR 97601

File No. 84759AM

STATUTORY WARRANTY DEED

Dawn Marie Severin, Successor Trustee of the Marion Stone Trust uad April 27, 2011

Grantor(s), hereby convey and warrant to

Robert L. Bruggeman and Ashley A. Rudman, not as Tenants in Common, but with full rights of survivorship,

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:

Lot 11, 12, 13 and 14, Block 3, MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$190,000.00.**

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:

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 2nd day of FEBRUARY, 2016.

Marion Stone Trust uad April 27, 2011

By: Dawn Marie Severin, Successor Trustee
Dawn Marie Severin, Successor Trustee

State of Washington } ss.
County of Skagit }

On this 2 day of February, 2016, before me, Julia G. Klingman a Notary Public in and for said state, personally appeared Dawn Marie Severin, Successor Trustee of the Marion Stone Trust uad April 27, 2011 known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the , and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Julia G. Klingman
Notary Public for the State of Washington »
Residing at: Anacortes
Commission Expires: 1/19/2020

NOTARY PUBLIC
STATE OF WASHINGTON
JULIA G. KLINGMAN
My Appointment Expires
JANUARY 19, 2020