

2016-002289

Klamath County, Oregon



00183222201600022890030039

03/01/2016 01:15:58 PM

Fee: \$52.00

Returned at Counter

GRANTOR'S NAME & ADDRESS:

AL BRUNER
607 Avenue De Teresa
Grants Pass, OR 97526

GRANTEE'S NAME & ADDRESS:

A. L. BRUNER AND MARILYN V. BRUNER
607 Avenue De Teresa
Grants Pass, OR 97526

AFTER RECORDING RETURN TO:

PATRICK J. KELLY, ATTY.
C/O MARILYN V. BRUNER
607 Avenue De Teresa
Grants Pass, OR 97526

MAIL TAX STATEMENTS TO:

A. L. BRUNER AND MARILYN V. BRUNER
607 Avenue De Teresa
Grants Pass, OR 97526

Consideration: \$1.00

DEED CREATING ESTATE BY THE ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, that **AL BRUNER AND MARILYN V. BRUNER**, hereinafter called grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **A. L. BRUNER AND MARILYN V. BRUNER**, husband and wife as Tenants by the Entirety, herein called the grantees, their heirs and assigns, all of their interest in the following described 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, the described real property unto the grantees as Tenants 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.

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.

To Have and to Hold, the above-described property unto the said Grantees, their heirs and assigns.

Witness my hand and seal this 27 day of February, 2016.

A. L. Bruner
AL BRUNER

Marilyn V Bruner
MARILYN V. BRUNER

STATE OF OREGON, County of Josephine)
~~Klamath~~) ss.
)

This instrument was acknowledged before me on February 27, 2016, by

A.L. Bruner and Marilyn V. Bruner

Hope Lauber
Notary Public For Oregon

My commission expires 6-28-2017



Exhibit A

/Township 38South, Range9 EWM

A parcel of property situated in the NW ¼ SE ¼ of Section 20, all in Vacated 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, more particularly described as follows:

Beginning at the Northeast corner of the NW ¼ SE ¼ of said Section 20, which point is the intersection of the Easterly right of way line of Vacated Lexington Avenue and the North line of the NW ¼ SE ¼ of said Section 20; thence South along the Easterly right of way line of Vacated Lexington Avenue to a point lying N. 87°15'03" E. a distance of 59.61 feet from the Northeast corner of Lot 21, Block 7 Vacated Eldorado Heights Addition; thence S. 87°15'03" W. a distance of 59.61 feet; thence S. 58°08' W. a distance of 105.00 feet; thence N. 31°51'30" W. a distance of 518.90 feet; thence N. 67°07'45" W. a distance of 63.30 feet; thence N. 41°07'30" E. a distance of 120.00 feet; thence N. 19°28'38" E. a distance of 781.79 feet; thence N. 89°58'15" E. a distance of 80.00 feet to the West right of way line of Vacated Lexington Avenue; thence East 60 feet, more or less, to the point of beginning.

Saving and Excepting any portion lying within the plat of Crown Ridge Phase 1.

That portion of Block 4, Block 13 and and Lots 3 and 4 of Block 20 of vacated Nob Hill, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, lying Westerly of Crown Ridge Phase 1.

State of Oregon, County of Klamath

Recorded 01/12/01, at 9:41 a m.

In Vol. M01 Page 1339

Linda Smith,

County Clerk Fee \$ 26⁰⁰