



00191175201600088630040042

08/22/2016 09:05:57 AM

Fee: \$57.00

Until a change is requested, all tax statements shall be mailed to the following address:
Alston L. Bruner and Marilyn V. Bruner Trustees
607 Avenue De Teresa
Grants Pass, OR 97526

AFTER RECORDING RETURN TO:
Alston L. Bruner and Marilyn V. Bruner Trustees
607 Avenue De Teresa
Grants Pass, OR 97526

WARRANTY DEED - STATUTORY FORM

A. L. BRUNER and MARILYN V. BRUNER, husband and wife as tenants by the entirety, herein called the Grantors, convey and warrant to, ALSTON L. BRUNER AND MARILYN V. BRUNER, Trustees of the AL & MARILYN BRUNER TRUST u/t/d 08/11/2016, Grantee, the real property described on Exhibit "A" attached and incorporated herein by reference, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple; that Grantors have good right to convey the property; that the property is free from encumbrances except as set forth in public record; and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

NOTE TO ASSESSOR: THIS IS A CONVEYANCE TO A TRUSTEE PURSUANT TO A REVOCABLE TRUST AGREEMENT. GRANTORS HAVE RESERVED FULL POWER TO REVOKE OR AMEND THE TRUST AND NO CHANGE SHOULD BE MADE IN ANY SPECIAL TAX TREATMENT AS THE GRANTORS HAVE RETAINED THE FULL BENEFICIAL INTEREST IN THE PROPERTIES DESCRIBED.

The true consideration for this conveyance stated in terms of dollars is \$NONE. This conveyance is executed for estate planning purposes.

DATED this 11th day of August, 2016.

Alston L. Bruner

Alston L. Bruner, who took title as A.L. Bruner

Marilyn V. Bruner

Marilyn V. Bruner

STATE OF OREGON, County of Josephine) ss. August 11, 2016.

The foregoing instrument was acknowledged before me by Alston L. Bruner and Marilyn V. Bruner on August 11, 2016

Lorrie Smith McKeen
Notary Public for Oregon:

My Commission Expires: 1/25/2020



EXHIBIT "A"
DESCRIPTION OF PROPERTY

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°15' West 30 feet and South 89°39'20" West 981.75 feet distant; thence North 0°15' East 258.10 feet to a point; thence North 74°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°37'45" East 171.33 feet to a point; thence South 8°35'45" West 143.25 feet to a point; thence North 89°39'20" East 601.72 feet, more or less, to the point of beginning.

PARCEL 2:

A parcel situate in the SW¼SW¼ 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.

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 portions heretofore conveyed for road purposes and less portions contained in State Highway.
