



00191176201600088640030032

08/22/2016 09:06:13 AM

Fee: \$52.00

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.

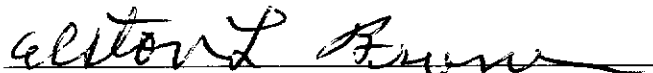
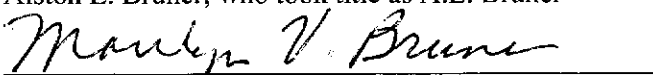
Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple; that Grantors have good right to convey the property; that the property is free from encumbrances except as set forth in public record; and that Grantors warrant and will defend the 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, who took title as A.L. 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

  
Notary Public for Oregon: \_\_\_\_\_

My Commission Expires: 1/25/2020

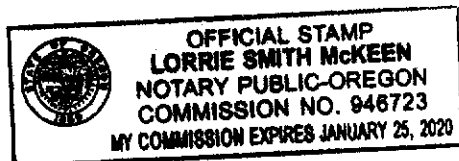


Exhibit A

/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.