

2016-012526

Klamath County, Oregon

11/22/2016 02:17:00 PM

Fee: \$52.00

Grantor Name and Address:

JOHN A. BRUNA
KAREN L. JONES-BRUNA
4942 N COULSON
COEUR D'ALENE, ID 83815

Grantee Name and Address:

OREGON ONE, LLC
4942 N COULSON
COEUR D'ALENE, ID 83815

After recording, return to:

KAREN JONES-BRUNA
4942 N COULSON
COEUR D'ALENE, ID 83815

Until requested otherwise, send all tax statements to:

OREGON ONE, LLC
4942 N COULSON
COEUR D'ALENE, ID 83815

WARRANTY DEED

JOHN A. BRUNA and KAREN L. JONES-BRUNA, husband and wife, whose address is 4942 N Coulson, Coeur D'Alene, ID 83815 (referred to herein as "Grantor"), hereby conveys and warrants to OREGON ONE, LLC, an Oregon limited liability company, whose address is 4942 N Coulson, Coeur D'Alene, ID 83815 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Lane County, Oregon, free of liens and encumbrances except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: 1455 East Briarcliff Lane, Eugene, OR 97404

EXCEPTIONS of record on file with the County of Lane, Oregon.

The true consideration for this conveyance is: None

Dated: 11/10/16

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.

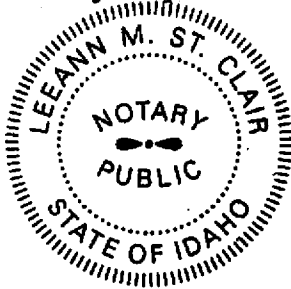
GRANTOR:

John A. Bruna
John A. Bruna

STATE OF Idaho)
COUNTY OF Kootenai) ss.

This instrument was acknowledged before me on November 10, 2016 by John A. Bruna.

[Affix Notary Seal]



Leeann St. Clair
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/28/17

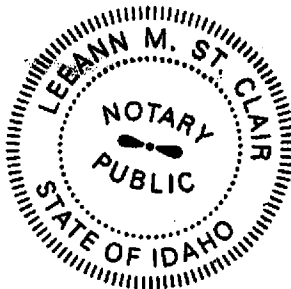
GRANTOR:

Karen L. Jones Bruna
Karen L. Jones-Bruna

STATE OF Idaho)
COUNTY OF Kootenai) ss.

This instrument was acknowledged before me on November 10, 2016 by Karen L. Jones-Bruna.

[Affix Notary Seal]



Leeann St. Clair
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/28/17

EXHIBIT A

Legal Description

Lot 2, Block 1, LOMBARD PLAT, as platted and recorded in Book 33, Page 12, Lane County Plat Records, in Lane County Oregon.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.