



THIS SPACE RESERVED FOR

2017-006198
Klamath County, Oregon
06/06/2017 02:12:00 PM
Fee: \$47.00

After recording return to:

Pamela S. Dutton

9109 St Andrews Circle

Klamath Falls, OR 97603

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

Pamela S. Dutton

9109 St Andrews Circle

Klamath Falls, OR 97603

File No. 161603AM

STATUTORY WARRANTY DEED

Anne Bruner,

Grantor(s), hereby convey and warrant to

Pamela S. Dutton,

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:

**Unit No. B of Building No. 8 Stage IX Plat of Tract 1271 - SHIELD CREST CONDOMINIUMS, Lot 11 and
a portion of Lot 10, Block 4 of Tract 1257, a resubdivision of a portion of the FIRST ADDITION TO
SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.**

The true and actual consideration for this conveyance is \$180,000.00.

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 5 day of JUNE 17.

Anne Bruner
Anne Bruner

By: Linda A. Luebke
Linda A. Luebke, her attorney in fact

State of Alaska } ss
County of 3rd }

On this 5 day of June, 2017, before me, Valerie Quinn, a Notary Public in and for said state, personally appeared Linda A. Luebke known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Anne Bruner, and acknowledged to me that he/she/they subscribed the name of Anne Bruner as principal and his/her own name as Attorney-in-fact.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Valerie Quinn
Notary Public for the State of Alaska
Residing at: Anchorage, AK
Commission Expires: 6/1/19

