



THIS SPACE RESERVED FOR

2018-002072
Klamath County, Oregon
02/22/2018 02:35:01 PM
Fee: \$57.00

After recording return to:

Vistoso Holding Co., LLC

P. O. Box 128

Southworth, WA 98386

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

Vistoso Holding Co., LLC, a Nevada Limited Liability Company

P.O. Box 128

Southworth, WA 98386

File No. 202321AM

STATUTORY WARRANTY DEED

Alston L. Bruner and Marilyn V. Bruner, Trustees of the A.L. and Marilyn Bruner Trust u/t/d August, 11 2016,

Grantor(s), hereby convey and warrant to

Vistoso Holding Co., LLC, a Nevada Limited Liability Company,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$75,000.00.

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:

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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 21st day of February, 2018.

The A.L. and Marilyn Bruner Trust

By: Alston L. Bruner
Alston L. Bruner, Trustee

By: Marilyn V. Bruner
Marilyn Bruner, Trustee

State of Oregon } ss
County of Josephine }

On this 21st day of February, 2018, before me, Jennifer Anne Mock a Notary Public in and for said state, personally appeared Alston L. Bruner and Marilyn V. Bruner, Trustees of The A.L. and Marilyn Bruner Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jennifer Anne Mock
Notary Public for the State of Oregon
Residing at: Grants Pass, Oregon
Commission Expires: 12.4.21



EXHIBIT "A"

202321AM

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 SW1/4 SW1/4 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 SW1/4 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°15' West 288.10 feet and South 89°39' 20" West 981.75 feet distant; thence North 0°15' East 206.90 feet to a point; thence North 43°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°14' 05" West 59.00 feet to a point; thence South 60°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°35' 45" West 91.22 feet and South 3°37'45" East 135.63 feet to a point; thence East 414.09 feet to a point; thence South 74°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 being in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, less portions heretofore conveyed for road purposes and less portions contained in State Highway.