



THIS SPACE RESERVED FOR

2018-007751

Klamath County, Oregon

06/28/2018 09:17:00 AM

Fee: \$87.00

After recording return to:

John Bell and Kendall Bell

945 Loma Linda

Klamath Falls, OR 97601

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

John Bell and Kendall Bell

945 Loma Linda

Klamath Falls, OR 97601

File No. 241898AM

STATUTORY WARRANTY DEED

**Alston L. Bruner and Marilyn V. Bruner,
Trustees of the Al and Marilyn Bruner Trust utd August 11, 2016,**

Grantor(s), hereby convey and warrant to

John Bell and Kendall Bell, as Tenants by the Entirety,

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:

Lot 6, Tract 1309 - CROWN RIDGE SUBDIVISION PHASE 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$55,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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 22nd day of June, 2018.

Alston L. Bruner, Trustee Marilyn V. Bruner, Trustee Al & Marilyn Bruner Trust

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

By: Marilyn V. Bruner
Marilyn V. Bruner, Trustee

State of Oregon } ss
County of Josephine }

On this 22nd day of June, 2018, before me, Jennifer Anne Mock a Notary Public in and for said state, personally appeared Marilyn V. Bruner and Alston L. Bruner as Trustees of the Al and Marilyn Bruner Trust utd August 11, 2016, 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 OR
Commission Expires: 12.04.21

