

2.



THIS SPACE RESERVED FOR

2018-009698

Klamath County, Oregon

08/15/2018 02:41:01 PM

Fee: \$92.00

Al and Marilyn Bruner Trust

607 Avenue De Teresa

Grants Pass, OR 97526

Grantor's Name and Address

Al and Marilyn Bruner Trust

607 Avenue De Teresa

Grants Pass OR 97526

Grantee's Name and Address

After recording return to:

Al and Marilyn Bruner Trust

607 Avenue De Teresa

Grants Pass OR 97526

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

Al and Marilyn Bruner Trust

607 Avenue De Teresa

Grants Pass OR 97526

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

File No. 217888AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Marilyn V. Bruner, Trustee of the Al and Marilyn Bruner Trust u/t/d August 11, 2016,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Marilyn V. Bruner, Trustee of the Al and Marilyn Bruner Trust u/t/d August 11, 2016,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

See Attached Exhibit 'A'

(from Tru-Line Surveying dated May 30, 2018)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 13 day of August, 2018; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Al and Marilyn Bruner Trust

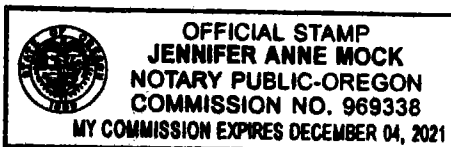
By: Marilyn V. Bruner, Trustee
Marilyn V. Bruner, Trustee

State of Oregon } ss
County of Josephine }

On this 13th day of August, 2018, before me, Jennifer Anne Mock
a Notary Public in and for said state, personally appeared Marilyn V. Bruner, Trustee of the Al 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: Gresham, OR
Commission Expires: 12.04.21



JOHN HEATON P.L.S.

TRU SURVEYING LINE

2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691

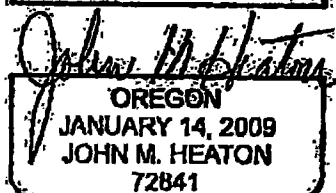


MAY 30, 2018

Exhibit "A" LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF VACATED "NOB HILL ADDITION TO KLAMATH FALLS", SITUATED IN THE N1/2 SE1/4 OF SECTION 20, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 6 OF "TRACT NO. 1145 - NOB HILL REPLAT"; THENCE, ALONG THE BOUNDARY OF SAID "TRACT 1145" THE FOLLOWING COURSES, S20°29'38"E 72.26 FEET, S13°13'30"E 72.27 FEET, S01°57'18"E 67.95 FEET AND S87°15'03"W 105.00 FEET TO A POINT ON THE WEST LINE OF VACATED "NOB HILL ADDITION TO KLAMATH FALLS", THENCE N02°46'51"W, ALONG THE SAID WEST LINE, 92.65 FEET, MORE OR LESS, TO THE CENTERLINE OF VACATED OMAR AVENUE; THENCE N87°15'03"E, ALONG THE SAID CENTERLINE, 32.50 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 5, BLOCK 15 OF "NOB HILL ADDITION TO KLAMATH FALLS"; THENCE N02°46'51"W, ALONG THE SAID EAST LINE OF LOT 5, BLOCK 15, AND ITS SOUTHERLY EXTENSION, 140.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE S87°15'03"W, ALONG THE NORTH LINE OF SAID LOT 5, 32.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE, N02°46'51"W, ALONG THE WEST BOUNDARY OF SAID VACATED "NOB HILL ADDITION TO KLAMATH FALLS", 108.00 FEET, MORE OR LESS, TO A POINT ON THE BOUNDARY OF "TRACT 1309 - CROWN RIDGE SUBDIVISION PHASE 1"; THENCE, ALONG THE BOUNDARY OF SAID "TRACT 1309" THE FOLLOWING COURSES, S32°44'29"E 75.69 FEET AND ON THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 570.00 FEET AND CENTRAL ANGLE EQUALS 07°32'33") 75.03 FEET TO THE POINT OF BEGINNING.



RENEWAL DATE 6/30/19

John M. Heaton
JOHN M. HEATON P.L.S. 72841