



THIS SPACE RESERVED FOR RECORD

2018-009699

Klamath County, Oregon

08/15/2018 02:41:01 PM

Fee: \$92.00

After recording return to:
Merkle Tree, LLC, an Oregon Limited Liability
Company

1821 Quail Ridge Dr
Klamath Falls, OR 97601

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

Merkle Tree, LLC, an Oregon Limited Liability
Company

1821 Quail Ridge Dr
Klamath Falls, OR 97601

File No. 217888AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

Merkle Tree, LLC, an Oregon 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 Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$250,000.00.

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.

Unofficial Copy

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 13th day of August, 2018

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: Grants Pass, OR
Commission Expires: 12.4.21

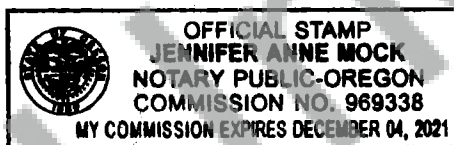


EXHIBIT "A"

PARCEL 1:

Commencing at the initial point, said point being the Northeasterly corner of Lot 15, Tract 1309, Crown Ridge Subdivision, Phase 1, said point bears South 87°39'35" West, 414.62 feet from the quarter-section corner common to said Sections 20 and 21, evidenced by a 3/4" iron pipe; thence North 87°39'35" East, 414.62 feet to said quarter-section corner, said point also being on the Northerly boundary of vacated Irvington Heights Subdivision per vol. 78, page 8128, Klamath County Official records; thence along said Northerly boundary, North 87°34'24" East, 688.95 feet to a point that bears South 87°34'24" West, 643.90 feet from the Northeasterly corner of said vacated Irvington Heights Subdivision, evidenced by a 3/4" iron pipe, said point also being on the extension of the Westerly right-of-way of Fairmount Street of said vacated Irvington Heights Subdivision; thence along said Westerly right-of-way, South 02°24'29" East, 743.78 feet to the center of the alley of block 11 of said Irvington Heights Subdivision; thence leaving said Westerly right-of-way, South 87°33'06" West, 330.40 feet to a point on the Easterly right-of-way of Mountain View Boulevard; thence along said right-of-way, North 25°46'34" East, 7.12 feet to a point of curvature; thence along said right-of-way, along the arc of a 430.00 foot radius curve to the left, through a central angle of 7°26'11", an arc distance of 55.81 feet (the long chord of which bears North 21°29'56" East, 55.77 feet) to a point of tangency and the Northerly boundary of Tract 1145, Nob Hill Replat, Klamath County Official Records; thence along said Northerly boundary the following three courses: North 71°53'44" West, 260.00 feet; thence South 53°55'34" West, 162.63 feet; thence South 24°00'44" West, 12.97 feet to a point on the Westerly boundary of Lot 4 of said Tract 1145 and the Easterly boundary of Lot 8, Block 2 of Tract 1263, Quail Ridge Subdivision, Klamath County Official Records; thence along said Easterly Boundary of said Lot 8, North 02°25'12" West, 94.59 feet to the Northeast corner of said Lot 8, and the initial point of said Tract 1263; thence along the Northerly boundary of said Tract 1263, South 87°25'38" West, 333.39 feet to the Southeast corner of Lot 30, Tract 1309, Crown Ridge Subdivision, Phase 1; thence along the East boundary of said Lot 30, North 02°20'56" West, 193.78 feet to a point on the Northerly right-of-way of majestic street; thence along said Northerly right-of-way, South 87°40'31" West, 16.83 feet to the Southeast corner of Lot 26 of said Tract 1309; thence leaving said Northerly right-of-way and along the Easterly boundary of said Tract 1309, North 02°19'36" West, 300.20 feet to the Northerly right-of-way of Harmony Lane; thence along said Northerly right-of-way, South 87°32'46" West, 64.93 feet to the Southeast corner of Lot 15 of said Tract 1309; thence along the East boundary of said Lot 15, North 02°22'54" West, 110.09 feet to the initial point.

The basis of bearings for this description is per the plat of Tract 1309, Crown Ridge Subdivision, Phase 1.

EXCEPTING THEREFROM the following described Parcel:

A tract of land being a portion of vacated "Nob Hill Addition to Klamath Falls", situated in the NE1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 15 of "Tract 1309 - Crown Ridge Subdivision Phase 1"; thence North 87°39'35" East, along the North line of said vacated "Nob Hill Addition to Klamath Falls", 414.62 feet to the Northeast corner of vacated "Nob Hill Addition to Klamath Falls"; thence South 02°24'47" East, along the East line of said vacated "Nob Hill Addition to Klamath Falls", 602.59 feet, more or less, to the Northeast corner of Lot 8, Block 2 of "Tract 1263 - Quail Ridge Subdivision"; thence South 87°25'38" West, along the North line of said "Tract 1263", 333.59 feet to the Southeast corner of Lot 30 of said "Tract 1309 - Crown Ridge Subdivision Phase 1"; thence, along the boundary of said "Tract 1309" the following courses, North 02°20'56" West 193.78 feet, South 87°40'31" West 16.83 feet, North 02°19'36" West 300.20 feet, South 87°32'46" West 64.93 feet and North 02°22'54" West 110.09 feet to the point of beginning, with bearings based on record of survey 7066 on file at the office of the Klamath County Surveyor.

PARCEL 2:

A tract of land being a portion of vacated "Nob Hill Addition to Klamath Falls", situated in the NE1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 15 of "Tract 1309 - Crown Ridge Subdivision Phase 1"; thence North 87°39'35" East, along the North line of said vacated "Nob Hill Addition to Klamath Falls", 414.62 feet to the Northeast corner of vacated "Nob Hill Addition to Klamath Falls"; thence South 02°24'47" East, along the East line of said vacated "Nob Hill Addition to Klamath Falls", 602.59 feet, more or less, to the Northeast corner of Lot 8, Block 2 of "Tract 1263 - Quail Ridge Subdivision"; thence South 87°25'38" West, along the North line of said "Tract 1263", 333.59 feet to the Southeast corner of Lot 30 of said "Tract 1309 - Crown Ridge Subdivision Phase 1"; thence, along the boundary of said "Tract 1309" the following courses, North 02°20'56" West 193.78 feet, South 87°40'31" West 16.83 feet, North 02°19'36" West 300.20 feet, South 87°32'46" West 64.93 feet and North 02°22'54" West 110.09 feet to the point of beginning, with bearings based on record of survey 7066 on file at the office of the Klamath County Surveyor.