



THIS SPACE RESERVED FOR

2019-011497

Klamath County, Oregon

10/02/2019 04:10:01 PM

Fee: \$87.00

After recording return to:

Anna Bruner and Steven W. Bruner and Linda M.
Bruner

718 N 11th St

Klamath Falls, OR 97601

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

Anna Bruner and Steven W. Bruner and Linda M.
Bruner

718 N 11th St

Klamath Falls, OR 97601

File No. 315800AM

STATUTORY WARRANTY DEED

Jose C. Garcia and Rose Mary Garcia, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Steven W. Bruner and Linda M. Bruner, as Tenants by the Entirety and Anna Bruner, all with right of survivorship,

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:

The Northwesterly 40 feet of Lots 1 and 2 in Block 67 of Nichols Addition to the City of Klamath Falls, 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 \$95,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

87 KMT

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 27 day of September, 2019.

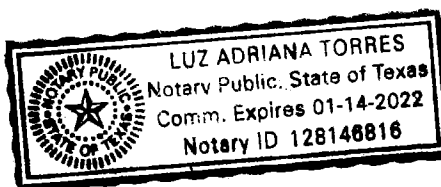
JOSE C GARCIA
Jose C. Garcia

ROSE MARY GARCIA by Jose C Garcia AS ATTORNEY IN FACT
Rose Mary Garcia by Jose C. Garcia, as Attorney in Fact

State of Texas } ss.
County of Bexar }

On this 27 day of September, 2019, before me, LUZ ADRIANA TORRES a Notary Public in and for said state, personally appeared Jose C. Garcia known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Rose Mary Garcia, and acknowledged to me that he/she/they subscribed the name of Rose Mary Garcia 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.

Notary Public for the State of Texas
Residing at: 3223 W. Commerce St., San Antonio, TX 78207
Commission Expires: 1/14/2022



*individually and as Attorney-in-fact for Rose Mary Garcia