

2020-002824

Klamath County, Oregon

03/05/2020 03:47:48 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Marilyn V. Bruner, Trustee
Bruner Grandchildren Trust FBO Nathan C. Scott
607 Avenue De Teresa
Grants Pass Oregon, 97526

Until a change is requested, all tax statements
Shall be mailed to the following address:
Marilyn V. Bruner, Trustee
Bruner Grandchildren Trust FBO Nathan C. Scott
607 Avenue De Teresa
Grants Pass, Oregon 97526

STATUTORY WARRANTY DEED

MARILYN V. BRUNER, Trustee of the AL AND MARILYN BRUNER REVOCABLE LIVING TRUST u/t/d 8/11/16, as Grantor, conveys and warrants to MARILYN V. BRUNER, TRUSTEE OF THE BRUNER GRANDCHILDREN TRUST FBO Nathan C. Scott, one-half interest as tenant in common, and MARILYN V. BRUNER, individually, one-half interest as tenant in common, as Grantees, the real property situated at which is legally described as follows:

See "Exhibit A"

ALSTON L. BRUNER died June 27, 2018, and MARILYN V. BRUNER is the sole trustee in accordance with the provisions of the AL AND MARILYN BRUNER REVOCABLE LIVING TRUST u/t/d 8/11/16.

Grantor covenants that Grantor seized of an indefeasible estate in the real property described above in fee simple; that Grantor has good right to convey this property; that the property is free of liens and encumbrances, EXCEPT as set forth in public record; and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

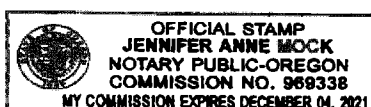
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

The true consideration for this conveyance stated in terms of dollars is \$NONE. This conveyance is executed to distribute the property in accordance with the distribution provisions of the AL AND MARILYN BRUNER REVOCABLE LIVING TRUST u/t/d 8/11/16.

DATED this 2nd day of March, 2020.
Marilyn V. Bruner, TR
Marilyn V Bruner Trustee of the
AL AND MARILYN BRUNER REVOCABLE LIVING TRUST

STATE OF OREGON, County of Josephine) ss.

The foregoing instrument was acknowledged before me on this 2nd day of March, 2020, by MARILYN V. BRUNER, Trustee of the Al and Marilyn Bruner Revocable Living Trust u/t/d 8/11/16, as Grantor, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Jennifer Anne Mock
Printed Name: Jennifer Anne Mock
Notary Public in and for the State of Oregon
My Commission Expires: _____

“Exhibit A”

1. A parcel of property situated in the NW ¼ SE ¼ of Section 20 Township 38 South, Range 9 EWM, all in Vacated Nob Hill 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, more particularly described as follows:

Beginning at the Northeast corner of the NW ¼ SE ¼ of said Section 20, which point is the intersection of the Easterly right of way line of Vacated Lexington Avenue and the North line of the NW ¼ SE ¼ of said Section 20; thence South along the Easterly right of way line of Vacated Lexington Avenue to a point lying N. 87° 15' 03" E. a distance of 59.61 feet from the Northeast corner of Lot 21, Block 7 Vacated Eldorado Heights Addition; thence S. 87° 15' 03" W. a distance of 50.61 feet; thence S. 58° 08' W. a distance of 105.00 feet, thence N. 31° 51' 30" W. a distance of 518.90 feet; thence N. 67° 07' 45" W. a distance of 63.30 feet; thence N. 41° 07' 30" E. a distance of 120 feet; thence N. 19° 28' 38" E. a distance of 781.79 feet; thence N. 89° 58' 15" E. a distance of 80.00 feet to the West right of way line of Vacated Lexington Avenue; thence East 60 feet, more or less, to the point of beginning.

Saving and Excepting any portion lying within the plat of Crown Ridge Phase 1.

That portion of Block 4, Block 13 and Lots 3 and 4 of Block 20 of vacated Nob Hill, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, lying Westerly of Crown Ridge Phase 1.

2. A tract of land being a portion of vacated “Nob Hill Addition to Klamath Falls”, situated in the N ½ SE ¼ of Section 20, T38S, R9EWM, Klamath County, Oregon, being more particularly described 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.

Together with Lot 5 Block 15 of “Nob Hill addition to Klamath Falls” and that portion of vacated Omar Avenue lying southerly of said Lot 5.

3. A tract of land being a portion of vacated “Nob Hill addition to Klamath Falls”, situated in the N ½ SE ¼ 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.

4. LOT 1, BLOCK 2, of resubdivision of a portion of McLoughlin Heights, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon
5. LOT 2, BLOCK 2, of resubdivision of a portion of McLoughlin Heights, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon