

2020-008571

Klamath County, Oregon

07/14/2020 08:12:48 AM

Fee: \$82.00

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:

LOTS 1,2,3,4 tract 1309-CROWN RIDGE SUBDIVISION PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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.

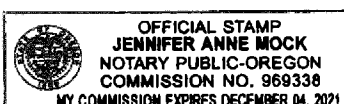
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST 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 8 day of July, 2020.
Marilyn V. Bruner, TTEE
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 8th day of July, 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: _____