

AFTER RECORDING, RETURN TO:
Marilyn V. Bruner, Trustee
Bruner Grandchildren Trust FBO Caleb A. 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 Caleb A. Scott
607 Avenue De Teresa
Grants Pass, Oregon 97526

STATUTORY WARRANTY DEED

MARILYN V. BRUNER, as Grantor, conveys and warrants to MARILYN V. BRUNER, Trustee of the
BRUNER GRANDCHILDREN TRUST FBO Caleb A. Scott, as Grantee, all of Grantor’s one-half interest as a
tenant in common in the real property situated in the County of Klamath, Oregon, which is legally described as
follows:

LOT 22 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

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.

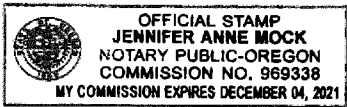
The true consideration for this conveyance stated in terms of dollars is \$25,000.00

DATED this 8 day of July, 2020.

Marilyn V. Bruner
MARILYN V. BRUNER
Individually

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, in her individual capacity, 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: _____