

Back to Counter
Returned at Counter

2020-011064

Klamath County, Oregon

09/01/2020 02:32:00 PM

Fee: \$97.00

2020-013853

Klamath County, Oregon



00268039202000138530050058

10/27/2020 12:54:32 PM

Fee: \$102.00

Until a change is requested, all tax statements
Shall be mailed to the following address:

Marilyn V. Bruner
607 Avenue De Teresa
Grants Pass, Oregon 97526

AFTER RECORDING, RETURN TO:

Marilyn V. Bruner
607 Avenue De Teresa
Grants Pass Oregon, 97526

WARRANTY DEED-STATUTORY FORM

MARILYN V. BRUNER, TRUSTEE OF THE AL AND MARILYN BRUNER REVOCABLE LIVING TRUST u/d 8/11/16,
Grantor, conveys and warrants to Marilyn V. Bruner, in her individual capacity and free of trust, the real property described on Exhibit
"A" attached herein by reference, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon

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/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.

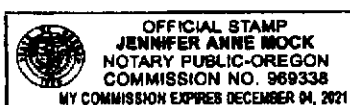
The true consideration for this conveyance stated in terms of dollars is \$NONE. This conveyance is executed to distribute the property
in accordance with the distribution provisions of the AL AND MARILYN BRUNER REVOCABLE LIVING TRUST u/d 8/11/16.

DATED this 31 day of August 2020
Marilyn V. Bruner
Marilyn V. Bruner Trustee of the
AL AND MARILYN BRUNER REVOCABLE LIVING TRUST

STATE OF OREGON, County of

) ss

The foregoing instrument was acknowledged before me on this 31st day of August, 2020 by MARILYN V. BRUNER,
Trustee of the Al and Marilyn Bruner Revocable Living Trust u/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.



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

RECORDED AT THE REQUEST OF MARYLIN V. BRUNER TO CORRECT THE
LEGAL DESCRIPTION PREVIOUSLY RECORDED IN VOLUME 2020-011064

Until a change is requested, all tax statements
Shall be mailed to the following address:

Marilyn V. Bruner
607 Avenue De Teresa
Grants Pass, Oregon 97526

AFTER RECORDING, RETURN TO:

Marilyn V. Bruner
607 Avenue De Teresa
Grants Pass Oregon, 97526

WARRANTY DEED-STATUTORY FORM

MARILYN V. BRUNER, TRUSTEE OF THE AL AND MARILYN BRUNER REVOCABLE LIVING TRUST u/t/d 8/11/16, Grantor, conveys and warrants to Marilyn V. Bruner, in her individual capacity and free of trust, the real property described on Exhibit "A" attached herein by reference, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon

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.

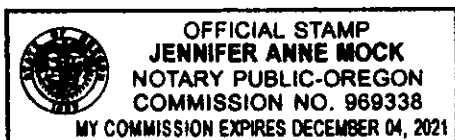
DATED this 31 day of August 2020

Marilyn V. Bruner

Marilyn V. Bruner Trustee of the
AL AND MARILYN BRUNER REVOCABLE LIVING TRUST

STATE OF OREGON, County of _____) ss

The foregoing instrument was acknowledged before me on this 31st day of August, 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"
LEGAL DESCRIPTION

~~PARCEL 1~~

~~In Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.~~

~~In Section 7: The SE1/4 and the East 1/2 SW1/4~~

~~In Section 8: The SW1/4 and the South 1/2 of NW1/4~~

~~TOGETHER WITH a right of way for road and utility purposes beginning at the intersection of the North extension of Dodds Hollow Road, A County Road, over the West 60 feet of the NE1/4 NE1/4 of Section 29, over the West 60 feet of the East 1/2 SE1/4 of Section 20; over the West 60 feet of the East 1/2 SE1/4 of Section 17 to the intersection of an existing road.~~

~~ALSO TOGETHER WITH a right of way for road and utility purposes 30 feet on each side of the centerline of an existing road running Northeasterly through the East 1/2 SE1/4, of Section 17; and through the NE1/4 of Section 17.~~

~~ALSO TOGETHER WITH a right of way for road and utility purposes 30 feet on each side of the centerline of an existing road that runs Northeasterly through the East 1/2 SE1/4; the NE1/4 of Section 17; and through the North 1/2 NW1/4 of Section 16, for the benefit of the hereinabove described property.~~

PARCEL 2

The SW1/4 SW1/4 of Section 13, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

The W1/2 NE1/4 SW1/4 and SE1/4 NE1/4 SW1/4 of Section 30, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4

Government Lot 4 and the SE1/4 of the SW1/4 of Section 30, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

~~The SW1/4 NE1/4, the E1/2 NW1/4, Government Lot 1; and the N1/2 of the SE1/4 of Section 31, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM.~~

~~A tract of land situated in Section 31, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:~~

- Continued -

PARCEL 4 Continued...

~~Beginning at a point on the South line of the SE1/4 NE1/4 of said Section 31 from which point the Southeast corner of said SE1/4 NE1/4 bears South 89 degrees 28' 07" East, 1061.26 feet; thence the following courses and distances: South 18 degrees 44' 08" East, 590.47 feet; South 23 degrees 04' 31" East, 585.45 feet; South 20 degrees 08' 02" East, 275.85 feet; South 01 degrees 01' 00" East, 155.92 feet to a point on the North Line of Lot 7 of said Section 31; thence North 65 degrees 54' 10" West on said North Line, 665.22 feet; thence leaving said North Line on the following courses and distances: North 61 degrees 11' 14" West, 165.10 feet; North 29 degrees 53' 57" West, 284.64 feet; North 46 degrees 30' 09" West, 181.16 feet; North 59 degrees 21' 02" West, 141.88 feet; North 76 degrees 48' 07" West, 611.45 feet; North 07 degrees 51' 21" West, 215.86 feet; North 24 degrees 14' 23" West, 611.89 feet; North 10 degrees 03' 08" West, 254.20 feet; North 23 degrees 20' 05" West, 123.80 feet; North 10 degrees 13' 36" West, 294.26 feet; North 05 degrees 49' 53" East, 286.90 feet; North 14 degrees 52' 21" West, 307.33 feet; North 81 degrees 42' 04" East, 246.78 feet; South 41 degrees 01' 39" East, 200.85 feet; South 57 degrees 28' 17" East, 1075.61 feet; South 50 degrees 45' 53" East, 227.70 feet to a point on the West Line of said SE1/4 NE1/4; thence South 00 degrees 57' 48" East on said West Line, 172.33 feet to the Southwest corner of said SE1/4 NE1/4; thence South 89 degrees 28' 07" East on the South Line of said SE1/4 NE1/4, 266.02 feet to the point of beginning. (1988 Pope) 4~~

The NW1/4 SE1/4 and the S1/2 SE1/4 of Section 32 Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The SW1/4 SW1/4 and beginning at a point at the Northwest corner of the SE1/4 SW1/4; thence diagonally Southeasterly to the Southeast corner of the SE1/4 SW1/4; thence Westerly along the South boundary of the SE1/4 SW1/4 to the Southwest corner of the SE1/4 SW1/4; thence Northerly along the West boundary of the SE1/4 SW1/4 to the point of beginning, in Section 33, Township 40 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon.

The SE1/4 NE1/4 of Section 2, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lot 2, in Section 2, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The SW1/4 NE1/4; Government Lot 4; the S1/2 NW1/4; and the S1/2 of Section 2, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

All of Section 3, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lots 1, 2 and 3; the S1/2 NE1/4; the SE1/4 NW1/4; and the SE1/4 of Section 4, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lot 4; the SW1/4 NW1/4; and the SW1/4 of Section 4, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lots 1, 2, and 3; the S1/2 NE1/4; the SE1/4 NW1/4 and the N1/2 SE1/4 of Section 5 Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The E1/2 NE1/4 of Section 8, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The W1/2 NW1/4 of Section 9, Township 41 South Range 13 East of the Willamette Meridian, Klamath County, Oregon.

- Continued -

PARCEL 4 Continued...

The NE1/4; the E1/2 W1/2; and the S1/2 SE1/4 of Section 9 Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The N1/2 SE1/4 of Section 9, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The N1/2; and the SW1/4 of Section 10, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The SE1/4 of Section 10, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

All of Section 11, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The W1/2 W1/2 of Section 12 Township 41 South Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The W1/2 NW1/4; the NW1/4 SW1/4 of Section 13, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The NE1/4; the NW1/4 NW1/4; the S1/2 NW1/4; and the S1/2 of Section 14, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at a point on the Northwest corner of SE1/4 SE1/4; thence Easterly along the North Boundary of SE1/4 SE1/4 to the Northeast corner of SE1/4 SE1/4; thence Southerly to the Southeast corner of SE1/4 SE1/4; thence Diagonally Northwesterly to the point of beginning; Section 15, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The NE1/4; the E1/2 NW1/4; the N1/2 SE1/4 of Section 15, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The W1/2 NW1/4; the NE1/4 SW1/4 and beginning at a point at the Northwesterly corner of the NW1/4 SW1/4; thence Easterly along the North boundary of the NW1/4 SW1/4 to the Northeast corner of the NW1/4 SW1/4; thence Southerly to the Southeast corner of the NW1/4 SW1/4; thence diagonally Northwesterly to the point of beginning of Section 15, Township 41 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon.

Government Lot 1; and beginning at the the Northwest corner of SE1/4 NE1/4; thence Easterly along the North boundary of the SE1/4 NE1/4 to the Northeast corner of the SE1/4 NE1/4; thence Southerly to the Southeast corner of the SE1/4 NE1/4; thence diagonally Northwesterly to the point of beginning. Also beginning at a point at the Northwest corner of the NW1/4 NE1/4; thence Easterly along the North boundary of the NW1/4 NE1/4; to the Northeast corner of the NW1/4 NE1/4; thence Southerly to the Southeast corner of the NW1/4 NE1/4; thence diagonally Northwesterly to the point of beginning, Section 16 Township 41 South Range 13, East of the Willamette Meridian, Klamath County, Oregon.

The SE1/4 NE1/4 NE1/4 SW1/4, the NW1/4 NE1/4 NE1/4 SW1/4 and the SW1/4 NE1/4 NE1/4 SW1/4 of Section 30, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5, Willamette Meridian, Oregon
T.41S., R. 13E.,
SEC 14, NE 1/4 NW 1/4
CONTAINING 40.00 ACRES.