



THIS SPACE RESERVED FOR

2020-016004

Klamath County, Oregon

12/08/2020 02:04:01 PM

Fee: \$87.00

After recording return to:

J. Eric Brunswick

4304 El Cerrito Way

Klamath Falls, OR 97603

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

J. Eric Brunswick

4304 El Cerrito Way

Klamath Falls, OR 97603

File No. 416037AM

STATUTORY WARRANTY DEED

Bryan Stuart, Trustee of the Bryan Stuart Trust,

Grantor(s), hereby convey and warrant to

J. Eric Brunswick,

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 Easterly 35 feet of Lot 26 and the Westerly 30 feet of Lot 27, Block 309 Darrow Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$150,000.00.

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:

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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 10 day of November, 2020.

Bryan Stuart, Trustee of the Bryan Stuart Trust

By: Bryan Stuart

Bryan Stuart, trustee

State of Oregon} ss.
County of Klamath}

On this 10 day of November, 2020, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Bryan Stuart known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Bryan Stuart Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby
Notary Public for the State of Oregon»

Residing at: Klamath

Commission Expires: 10/1/2023

