

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 Trust  
607 Avenue De Teresa  
Grants Pass Oregon, 97526

WARRANTY DEED-STATUTORY FORM

MARILYN V. BRUNER, in her individual capacity, Grantor, conveys and warrants to Marilyn V. Bruner, Trustee, of the Marilyn V. Bruner Revocable Trust u/t/d 12/15/ 2020, Grantee, 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"

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.

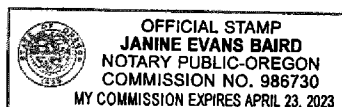
The true consideration for this conveyance stated in terms of dollars is \$NONE. This conveyance is made for estate planning purposes.

DATED this 17 day of December, 2020

Marilyn V. Bruner  
Marilyn V. Bruner

STATE OF OREGON, County of Josephine) ss

The foregoing instrument was acknowledged before me on this 17th day of December, 2020 by MARILYN V. BRUNER, 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.



Janine Evans Baird  
Printed Name: Janine Evans Baird  
Notary Public in and for the State of Oregon  
My Commission Expires: 4-23-2023

EXHIBIT "A"  
LEGAL DESCRIPTION

~~PARCEL 1~~

~~In Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon:~~

~~In Section 7: The SE1/4 and the West 1/2 NW1/4~~

~~In Section 8: The SW1/4 and the North 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 28, over the West 60 feet of the East 1/2 SE1/4 of Section 25, 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 Northwesterly 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 NW1/4; 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 4 and the NW1/4 of the SE1/4 of Section 30, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, together comprising the hereinafter described property.~~

~~A tract of land situated in Section 30, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:~~

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PARCEL 4 Continued...

~~beginning at a point on the South line of the SE 1/4 NE 1/4 of said Section 2, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, thence the following courses and distances: South 13 degrees 44' 18" East 300.47 feet; South 23 degrees 04' 51" East 383.43 feet; South 20 degrees 04' 00" East 411.16 feet; South 01 degrees 01' 00" East 153.33 feet to the North line of Lot 7 of said Section 2, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, thence on the following courses and distances: North 61 degrees 13' 00" East 100.00 feet; North 29 degrees 55' 57" West 291.58 feet; North 10 degrees 10' 00" East 100.00 feet; North 51 degrees 31' 20" West 213.06 feet; North 51 degrees 31' 20" East 222.14 feet; North 44 degrees 01' 00" West 254.70 feet; North 13 degrees 20' 00" West 133.80 feet; North 13 degrees 20' 00" East 226.00 feet; North 14 degrees 52' 12" West 299.56 feet; North 03 degrees 40' 53" East 326.00 feet; North 14 degrees 52' 12" East 303.33 feet; North 41 degrees 42' 00" East 246.78 feet; South 41 degrees 42' 30" West 200.85 feet; South 57 degrees 24' 17" East 1075.61 feet; South 50 degrees 45' 43" East 327.20 feet to a point on the West line of said SE 1/4 NE 1/4, thence South 00 degrees 57' 48" East on said West line, thence North 00 degrees 00' 00" East on the North line of said SE 1/4 NE 1/4, thence South 20 degrees 20' 00" East on the South line of said SE 1/4 NE 1/4, 765.22 feet to the point of beginning. (1082 Page) 4~~

The NW 1/4 SE 1/4 and the S 1/2 SE 1/4 of Section 32 Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The SW 1/4 SW 1/4 and beginning at a point at the Northwest corner of the SE 1/4 SW 1/4, thence diagonally Southeast to the Southeast corner of the SE 1/4 SW 1/4; thence Westerly along the South boundary of the SE 1/4 SW 1/4 to the Southwest corner of the SE 1/4 SW 1/4; thence Northerly along the West boundary of the SE 1/4 SW 1/4 to the point of beginning, in Section 33, Township 40 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon.

The SE 1/4 NE 1/4 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 SW 1/4 NE 1/4; Government Lot 4; the S 1/2 NW 1/4; and the S 1/2 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 S 1/2 NE 1/4; the SE 1/4 NW 1/4; and the SE 1/4 of Section 4, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lot 4; the SW 1/4 NW 1/4; and the SW 1/4 of Section 4, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lots 1, 2, and 3; the S 1/2 NE 1/4; the SE 1/4 NW 1/4 and the N 1/2 SE 1/4 of Section 5 Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The E 1/2 NE 1/4 of Section 8, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The W 1/2 NW 1/4 of Section 9, Township 41 South Range 13 East of the Willamette Meridian, Klamath County, Oregon.

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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.