



THIS SPACE RESERVED FOR

2021-009798

Klamath County, Oregon

06/23/2021 10:04:00 AM

Fee: \$87.00

After recording return to:

Brutke Properties, LLC, an Oregon Limited Liability
Company

139 B. SE J. St.

Grants Pass, OR 97526

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

Brutke Properties, LLC, an Oregon Limited Liability
Company

139 B. SE J. St.

Grants Pass, OR 97526

File No. 470000AM

STATUTORY WARRANTY DEED

Doris Merrick Bogardus, Trustee of the Merrick Bogardus Trust, dated November 1, 1994,

Grantor(s), hereby convey and warrant to

Brutke Properties, LLC, an Oregon Limited Liability Company,

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:

Unit 11 of TRACT 1361 of HARBOR ISLES GOLF COURSE CONDOMINIUMS - STAGE 6 and further described in that certain Declaration recorded in Volume M99 Page 31325, microfilm records of Klamath County, Oregon appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements as pertaining to said condominiums as set forth in Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof.

The true and actual consideration for this conveyance is \$280,000.00.

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:

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 21 day of June, 2021

Merrick Bogardus Trust

By: Doris Merrick Bogardus Trust
Doris Merrick Bogardus, Trustee

State of Oregon} ss.
County of Klamath}

On this 21 day of June, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Doris Merrick Bogardus known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Merrick Bogardus 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.

Melissa Cook
Notary Public for the State of Oregon»
Residing at: Klamath
Commission Expires: 3/15/22

