

**Amerititle: 557841AM**

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100  
Medford, OR 97504

**2022-010403**

Klamath County, Oregon

08/26/2022 03:56:02 PM

Fee: \$87.00

**GRANTOR'S NAME:**

Amelia E. Bruno

**GRANTEE'S NAME:**

Timothy W. Steinhauer and Julie Ann Steinhauer Co-Trustees, or  
their successors in trust, under the Timothy W. Steinhauer and  
Julie Ann Steinhauer Living Trust, Dated April 1, 2010 and any  
amendments thereto

**AFTER RECORDING RETURN TO:**

**Order No.:** 470322083372-MP

Timothy W. Steinhauer and Julie Ann Steinhauer Co-Trustees, or  
their successors in trust, under the Timothy W. Steinhauer and  
Julie Ann Steinhauer Living Trust, Dated April 1, 2010 and any  
amendments thereto  
29914 N Street  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**

Timothy W. Steinhauer and Julie Ann Steinhauer Living Trust  
29914 N Street  
Klamath Falls, OR 97601

APN: 315527

315536

315581

Map: 3606-010DB-00700

3606-010DB-00800

3606-010DB-00900

24834 Runnels Lane, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Total Consideration: \$60,000.00 STATUTORY WARRANTY DEED**

**Amelia E. Bruno**, Grantor, conveys and warrants to **Timothy W. Steinhauer and Julie Ann Steinhauer Co-Trustees, or their successors in trust, under the Timothy W. Steinhauer and Julie Ann Steinhauer Living Trust, Dated April 1, 2010 and any amendments thereto**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

**PARCEL 1:**

The following described property situate in the SE1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at a point which is the center of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South along the North-South centerline of said section a distance of 100 feet to a point; thence East parallel to the East-West centerline of said section a distance of 100 feet to a point; thence North parallel to said North-South centerline a distance of 100 feet to a point on the East-West centerline; thence West along said centerline a distance of 100 feet to the point of beginning, in the County of Klamath, State of Oregon.

**PARCEL 2:**

The following described property situate in the SE1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at a point which is South along the North-South centerline a distance of 100 feet from the center of Section 10, Township 36 South, Range 6 East of the Willamette Meridian; thence continuing South along said centerline a distance of 100 feet to a point; thence East parallel to the East-West centerline of said Section 10 a distance of 100 feet; thence North parallel to the North-South centerline a distance of 100 feet; thence West parallel to the East-West centerline a distance of 100 feet to the point of beginning.

**PARCEL 3:**

The following described property situate in the SE1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at a point which is South along the North-South center section line a distance of 200 feet from the center of Section 10, Township 36 South, Range 6 East of the Willamette Meridian; thence continuing South along said centerline a distance of 100 feet to a point; thence East parallel to the East-West centerline of said Section 10 a distance of 100 feet to a point; thence North parallel to said North-South centerline a distance of 100 feet to a point; thence West parallel to said East-West centerline a distance of 100 feet to the point of beginning.

**STATUTORY WARRANTY DEED**  
(continued)

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTY THOUSAND AND NO/100 DOLLARS **(\$60,000.00)**. (See ORS 93.030).

**Subject to:**

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/26/22

Amelia E Bruno  
Amelia E. Bruno

State of Oregon  
County of Jackson

This instrument was acknowledged before me on 8-26-22 by Amelia E. Bruno.

Mychal K Pond  
Notary Public - State of Oregon

My Commission Expires: 11-17-25

