

**2022-013677**

**Klamath County, Oregon**

**11/23/2022 02:20:01 PM**

**Fee: \$92.00**

AFTER RECORDING RETURN TO:

Neda D. Soofi  
Soofi Law Office  
10260 SW Greenburg Road, Suite 1180  
Portland, OR 97223

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO:

NO CHANGE

### STATUTORY WARRANTY DEED

KELLY C. BRUUN and BARBARA BRUUN, Grantors, convey and warrant to KELLY C. BRUUN and BARBARA BRUUN, AS TRUSTEES OF THE BRUUN ASSET TRUST dated June 24, 2021, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The said property is free of encumbrances except all those items of record, if any, as of the date of execution of this deed.

The true and actual consideration for this conveyance is other value given or promised.

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

1 – STATUTORY WARRANTY DEED (4204 WASHBURN WAY KLAMATH FALLS, OR 97603-4501/ 3909-009D0/00400)

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.

Executed this 18th day of November 2022.

GRANTORS:



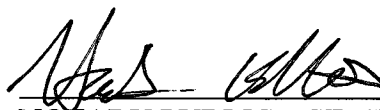
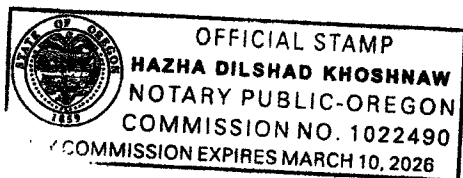
KELLY C. BRUUN



BARBARA BRUUN

STATE OF OREGON            )  
  ) ss.  
County of Washington    )

This instrument was acknowledged before me this 18th day of November 2022, by KELLY C. BRUUN and BARBARA BRUUN, as Grantors.



NOTARY PUBLIC – STATE OF OREGON

2 – STATUTORY WARRANTY DEED (4204 WASHBURN WAY KLAMATH FALLS, OR 97603-4501/ 3909-009D0/00400)

## EXHIBIT A

### LEGAL DESCRIPTION:

That part of the East half of the Southeast quarter of the Southeast quarter of Section 9, Township 39 South, Township 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 9; thence South along the section line a distance of 132 feet to a point; thence at right angles West a distance of 50 feet to the true point of beginning; thence continuing West a distance of 610 feet to a point; thence North parallel with the East line of said Section 9 a distance of 132 feet to a point; thence at right angles East a distance of 610 feet to a point; thence South parallel to the East line of said Section 9 a distance of 132 feet to the true point of beginning.

EXCEPTING THEREFROM that portion thereof in Washburn Way.

ALSO EXCEPTING THEREFROM that portion thereof conveyed to the United States of America by deed recorded February 14, 1910 in Volume 28, page 255, Deed Records of Klamath County, Oregon, for a lateral.