



2023-002829
Klamath County, Oregon
04/17/2023 01:57:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert W. Brutke and Vickie J. Brutke, Trustees

9915 Burleigh Lane

Union, KY 41091

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

Robert W. Brutke and Vickie J. Brutke, Trustees

9915 Burleigh Lane

Union, KY 41091

File No. 585143AM

STATUTORY WARRANTY DEED

Kenneth Scott Dugan and Dianne Elizabeth Spires, Successor Co-Trustees of the Restated Marjorie H. Dugan Trust, Dated September 16, 1997,

Grantor(s), hereby convey and warrant to

Robert W. Brutke and Vickie J. Brutke, Trustees of the Brutke Family Trust u/t/d December 29, 2003,

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 21 of Stage 12 of HARBOR ISLES GOLF COURSE CONDOMINIUMS - TRACT 1390, together with the general and limited common elements pertaining thereto, as provided in the Supplemental Declaration Submitting Stage 12 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded the 24th day of July 6, 2001 in the Records of Klamath County, Oregon. The land included within such property is described in Exhibit A to the Supplemental Declaration and such description is incorporated herein by reference.

The true and actual consideration for this conveyance is \$369,000.00.

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 14th day of April 2023.

Restated Marjorie H. Dugan Trust

By: Kenneth Scott Dugan
Kenneth Scott Dugan, Successor Co-Trustee

By: Dianne Elizabeth Spires
Dianne Elizabeth Spires, Successor Co-Trustee

State of OR } ss
County of KLAMATH

On this 14th day of Apr, 2023, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Kenneth Scott Dugan and Dianne Elizabeth Spires, Successor Co-Trustees of the Restated Marjorie H. Dugan Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 7-29-25

