



2025-004905

Klamath County, Oregon

06/25/2025 09:16:02 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John L. Bocchi and Donna M. Bocchi

2225 Kimberly Dr.

Klamath Falls, OR 97603

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

John L. Bocchi and Donna M. Bocchi

9373 Tingley Lane

Klamath Falls, OR 97603

File No. 673913AM

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### STATUTORY WARRANTY DEED

**Donald R. Gruener and Susan E. Gruener, Trustees of the Gruener Family Trust dated October 3, 2018,**

Grantor(s), hereby convey and warrant to

**John L. Bocchi and Donna M. Bocchi, as Tenants by the Entirety,**

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:

**Parcel A:**

**Parcel 2 of Land Partition 58-00 being Parcel 3 of Land Partition 52-96 and Parcel 2 of Major Land Partition 78-83, situated in the SW1/4 SW1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

**Parcel B:**

**SW1/4 SW1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the C-4-K U.S.B.R. Lateral.**

**The true and actual consideration for this conveyance is \$1,200,000.00.**

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: 6 / 17 / 2025

Gruener Family Trust

Donald R. Gruener  
Donald R. Gruener, Trustee

Susan E. Gruener  
Susan E. Gruener, Trustee

State of Oregon } ss.  
County of Klamath }

On this 17<sup>th</sup> day of June, 2025, before me, Jenny Brazil a Notary Public in and for said state, personally appeared Donald R. Gruener and Susan E. Gruener known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Gruener Family Trust, and acknowledged to me that 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.

JAB  
Notary Public for the State of Oregon »  
Residing at: Klamath County  
Commission Expires: 9/19/2026

