

200 AUG 25 AM 11:14



After recording return to:

Jacob C. Bruce

165 Dahlia Street

Klamath Falls, OR 97601

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

Jacob C. Bruce

165 Dahlia Street

Klamath Falls, OR 97601

Escrow No. K55932P

Title No. K55932P

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 08/25/00, at 11:14 a m.

In Vol. M00 Page 31133

Linda Smith,

County Clerk Fee\$ 21.00

STATUTORY WARRANTY DEED

Richard Goodwin and Lavon Goodwin, as Co-Trustees of the Goodwin Trust dated April 13, 1988,
Grantor, conveys and warrants to Jacob C. Bruce and Shalleen A. Bruce, husband & wife, Grantee, the
following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 26 in Block 8 of Eldorado Addition to the City of Klamath Falls, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record,
rights of way, and easements of record and those apparent upon the land, contracts and/or liens for
irrigation and/or drainage.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS
ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$80,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 24 day of AUG, 2000.

Richard Goodwin Trustee

Richard Goodwin, Trustee

Lavon Goodwin Trustee

Lavon Goodwin, Trustee

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this ___ day of August, 2000
by Richard Goodwin and Lavon Goodwin, Co-Trustees of the Goodwin Trust dated April 13, 1968

Patricia M. Johnson

Notary Public for Oregon

My commission expires: 08/04/2004



K21-