

02 OCT 29 PM 3:27



After recording return to:

David M. Bruce-Aijian

909 W. Oregon Ave.
Klamath Falls, OR 97601

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

David M. Bruce-Aijian

909 W. Oregon Ave.
Klamath Falls, OR 97601

Escrow No. K59487L

Title No. K59487L

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 10/29/2002 3:27 p. m.

Vol M02, Pg 62159

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

STATUTORY WARRANTY DEED

Pamela A. Stone, Grantor, conveys and warrants to David M. Bruce-Aijian and Christine M. Bruce-Aijian, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 10 in Block 11 of Tract 1143, Resubdivision of a portion of Blocks 11, 12, 13 and 14 of Buena Vista Addition to the City of Klamath Falls, together with that portion of vacated Oregon Avenue adjacent to the South line of Lot 10, 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 \$152,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 24 day of October, 2002.

Pamela A. Stone

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 24 day of October, 2002
by Pamela A. Stone



Notary Public for Oregon

My commission expires: 3-4-03

K21.5