



NJC - 63847 TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MELVYN B. BRUCE1110 W. OREGON AVENUEKLAMATH FALLS, OR 97601

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

MELVYN B. BRUCE1110 W. OREGON AVENUEKLAMATH FALLS, OR 97601

Escrow No.

MT63847-TM

State of Oregon, County of Klamath  
Recorded 02/19/2004 3:31 p m  
Vol M04 Pg 9640  
Linda Smith, County Clerk  
Fee \$ 2.00 # of Pgs 1

## STATUTORY WARRANTY DEED

PACIFIC CREST FEDERAL CREDIT UNION FORMERLY KNOWN AS, FOREST PRODUCTS FEDERAL CREDIT UNION, Grantor(s) hereby convey and warrant to MELVYN B. BRUCE and IVY J. BRUCE, 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:

Lots 7 and 8, Block 9, BUENA VISTA 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, together with that portion of vacated Oregon Avenue vacated by City Ordinance #5045, which inurred thereto.

Tax Account No.: 3809-030BB-00500-000

Key No.: 174849

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:

The true and actual consideration for this conveyance is \$140,000.00.

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.

Dated this 11 day of February, 2004

PACIFIC CREST FEDERAL CREDIT UNION

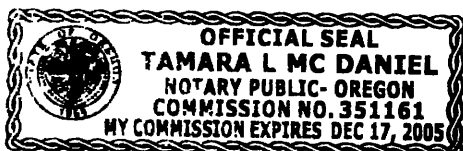
BY: Bonnie M. Howard

BONNIE M. HOWARD, V.P. MORTGAGE LENDING

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Feb 11, 2004 by BONNIE M. HOWARD.



Tamara L. McDaniel  
(Notary Public for Oregon)  
My commission expires 12/17/05

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