



NTC-64631 TM

Vol M04 Page 37310

State of Oregon, County of Klamath  
Recorded 06/10/2004 3:11 p m  
Vol M04 Pg 37310-11  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:

STEVEN A. BRUCE

406 Lincoln St.

Klamath Falls, OR 97601

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

STEVEN A. BRUCE

406 Lincoln St.

Klamath Falls, OR 97601

Escrow No.

MT64631-TM

### STATUTORY WARRANTY DEED

JAMES R. MONROE and SHERRY L. MONROE, as tenants by the entirety, Grantor(s) hereby convey and warrant to STEVEN A. BRUCE and JULIE M. BRUCE, 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:

The Northerly 55 feet of Lot 5 and the Westerly 15 feet of the Northerly 55 feet of Lot 4 in Block 42 of FIRST 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.

Tax Account No:

3809-032BA-05200-000

Key No:

411389

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 \$97,500.00.

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 3<sup>rd</sup> day of June, 2004.

  
JAMES R. MONROE

SEE ATTACHED SIGNATURE/NOTARY PAGE  
SHERRY L. MONROE

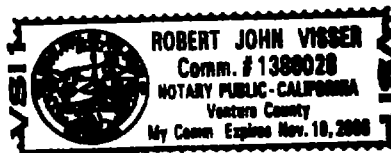
STATE OF CALIFORNIA

COUNTY OF Ventura ss.

On June 3<sup>rd</sup>, 2004, before me, Robert Visser, Notary Public, personally appeared JAMES R. MONROE and SHERRY L. MONROE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 



200

37311

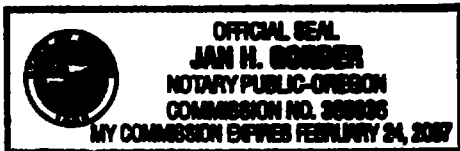
**SIGNATURE PAGE FOR STATUTORY WARRANTY DEED**

Sherry L. Monroe  
SHERRY L. MONROE

STATE OF: Oregon

COUNTY OF: Multnomah

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 3<sup>rd</sup>, 2004 BY  
SHERRY L. MONROE



Jan H. Gonsler  
(Notary Public for Oregon)

My commission expires 2-24-07