

04 JUN 30 PM 3:15

MTK- 65352 SH



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
CURTIS W. NELSON, JR.  
165 DAHLIA STREET  
Klamath Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 06/30/2004 3:16 P m  
Vol M04 Pg 42897  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

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

CURTIS W. NELSON, JR.  
165 DAHLIA STREET  
Klamath Falls, OR 97601

Escrow No. MT65352-SH

STATUTORY WARRANTY DEED

**JACOB C. BRUCE and SHALLEEN A. BRUCE, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **CURTIS W. NELSON, JR.**, 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:

**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.**

**Tax Account No:** 3809-020DC-03200-000 **Key No:** 171959

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 **\$117,500.00**.

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 25 day of June 2004

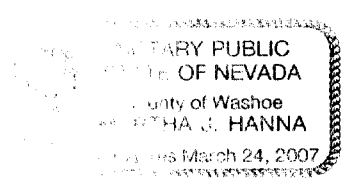
Jacob C. Bruce  
JACOB C. BRUCE  
Shalleen A. Bruce  
SHALLEEN A. BRUCE

State of Nevada  
County of Washoe

This instrument was acknowledged before me on June 25, 2004 by JACOB C. BRUCE and SHALLEEN A. BRUCE.

Martha J. Hanna  
(Notary Public)

My commission expires 3/24/07



21.00 am