

After Recording Return to:
JULIE M. BRUCE and STEVEN A. BRUCE
406 Lincoln St
Klamath Falls OR 97601
 Until a change is requested all tax statements
 Shall be sent to the persons and address above.

State of Oregon, County of Klamath
 Recorded 11/04/04 3:14 p m
 Vol M04 Pg 75860-61
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

Aspen. 60245 MA
WARRANTY DEED
 (INDIVIDUAL)

CHRISTINE LOIS ATWILL, herein called Grantor, convey(s) to **JULIE M. BRUCE and STEVEN A. BRUCE**, tenants by the entirety, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

☒ See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$110,000.00**. ☒
 (here comply with the requirements of ORS 93.930)

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 November 3, 2004.

Approved:
Steven A Bruce
Julie Bruce

Christine Lois Atwill
CHRISTINE LOIS ATWILL

STATE OF OREGON, County of **Klamath**) ss.

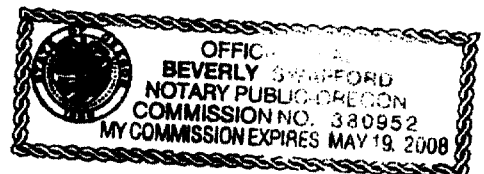
On November 4, 2004 personally appeared the above named **CHRISTINE LOIS ATWILL** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00060245

Before me: *Beverly S. Stafford*
 Notary Public for Oregon
 My commission expires March 22, 2005 *May 19, 2008*
 Official Seal



*26**

Exhibit A

PARCEL 1:

Lot 14, Block 13, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

ALSO situated in the City of Klamath Falls, Klamath County, Oregon: Beginning at the Southeast corner of Lot 14, Block 13, FAIRVIEW ADDITION; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the point of beginning.

PARCEL 2:

Lot 15, Block 13, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, AND a parcel described as:

Beginning at the Southeast corner of Lot 15, Block 13, FAIRVIEW ADDITION; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the point of beginning, according to the duly recorded plat on file in the office of the County Clerk, Klamath County, Oregon; being in the NW 1/4 of the SE 1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian.