



After recording return to:
 Anna C. Bruce and Christopher T.
 Bruce
 111 N Rogers
 Klamath Falls, OR 97601

Until a change is requested all tax statements
 shall be sent to the following address:
 Anna C. Bruce and Christopher T.
 Bruce
 111 N Rogers
 Klamath Falls, OR 97601
 File No.: 7021-588219 (SAC)
 Date: June 03, 2005

State of Oregon, County of Klamath

Recorded 06/14/05 3:51 p m

Vol M05 Pg 44612-13

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Clarence H. Newhall, Grantor, conveys and warrants to **Anna C. Bruce and Christopher T. Bruce as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

All that portion of Block 20 of RIVERSIDE ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Block 20 and running thence North 66° East along the Northerly line of Main Street (formerly Bridge Street) a distance of 58.1 feet; thence Northwesterly 55 feet to a point in the Westerly line of said Block 20, 78.7 feet Northerly from the place of beginning, thence South 21° West along the Westerly line of said Block 20, 78.7 feet to the point of beginning.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

44613

APN: 610887

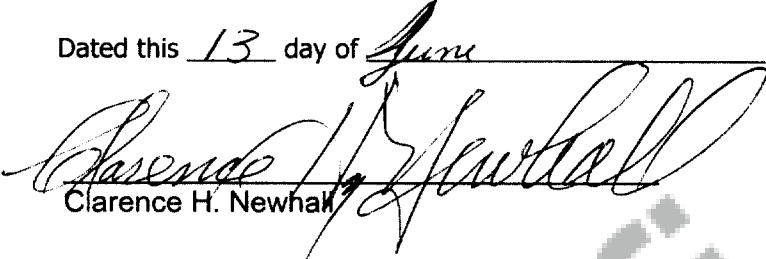
Statutory Warranty Deed
- continued

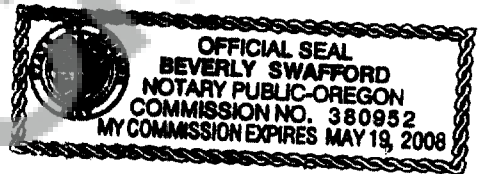
File No.: 7021-588219 (SAC)
Date: 06/03/2005

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 **\$72,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 13 day of June, 2005.


Clarence H. Newhall



STATE OF Oregon)

)ss.

County of Klamath)

This instrument was acknowledged before me on this 13 day of June, 2005
by **Clarence H. Newhall**.


Beverly Swafford

Notary Public for Oregon
My commission expires: May 19, 2008