

2008-012940

Klamath County, Oregon



00053309200800129400020029

09/16/2008 02:59:57 PM

Fee: \$26.00

After Recording Return to:

STEVEN A. BRUCE and JULIE M. BRUCE

406 Lincoln St, Klamath Falls, Oregon
Until a change is requested all tax statements
Shall be sent to the following address:

STEVEN A. BRUCE and JULIE M. BRUCE

Same as above

660142 ATE

WARRANTY DEED
(INDIVIDUAL)

DEE JAY GENTILE, SUCCESSOR TRUSTEE OF THE R. W. CROSS LIVING TRUST, herein called grantor, convey(s) to STEVEN A. BRUCE and JULIE M. BRUCE, husband and wife, 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 FOR LEGAL DESCRIPTION

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 \$60,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated September 11, 2008.

R. W. CROSS LIVING TRUST

Dee Jay Gentile, successor trustee
BY: DEE JAY GENTILE, SUCCESSOR TRUSTEE

STATE OF CALIF. CONTRA COSTA County of COSTA ss.

On SEPT. 15, 2008 personally appeared the above named DEE JAY GENTILE AS SUCCESSOR TRUSTEE OF THE R. W. CROSS LIVING TRUST 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.: 66142MS

Before me:

Notary Public for Oregon

My commission expires:

E. P. Spandau
11/12/10

Official Seal

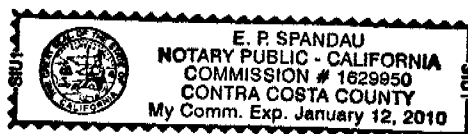


EXHIBIT "A"

Lots 25 and 26, of the Resubdivision of Tracts B and C, of FRONTIER TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 078 MAP: 3606-009DA TL: 01700 KEY: 312209