

2008-013347

Klamath County, Oregon



00053820200800133470010019

09/25/2008 03:25:30 PM

Fee: \$21.00

After Recording Return to:

STEVEN A. BRUCE and JULIE M. 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 and JULIE M. BRUCE

Same as above

66160-ATE

WARRANTY DEED (CORPORATION)

TRADIA COMMERCE NETWORK INC. FORMERLY KNOWN AS COMPASS AMERICA, LTD, an Oregon Corporation, hereinafter called grantor, conveys to STEVEN A. BRUCE and JULIE M. BRUCE, husband and wife all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

LOT 27 OF THE RESUBDIVISION OF TRACTS B AND C, FRONTIER TRACTS, A PLATTED PORTION OF THE COUNTY OF KLAMATH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

CODE: 008 MAP: 3606-009DA TL:01800 KEY: 312218

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 \$6,000.00.
(Herein 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.

Signed by authority of the Board of Directors, on September 17, 2008.

TRADIA COMMERCE NETWORK INC.,
FORMERLY KNOWN AS
COMPASS AMERICA, LTD

Paula L. Humphreys
BY: PAULA L. HUMPHREYS
SECRETARY

Matthew B. Humphreys
BY: MATTHEW B. HUMPHREYS
PRESIDENT

STATE OF Washington OREGON, County of Clark ss.

On 9/23/08, 2008, Personally appeared **Matthew B. Humphreys** who, being duly sworn, did say that he is the President of **TRADIA COMMERCE NETWORK INC.** and **Paula L. Humphreys** who being duly sworn, did say that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66160MS

Before me: Michelle S. Carter
Notary Public for Oregon Washington
My commission expires: July 10, 2009



66160-ATE