

2008-014780

Klamath County, Oregon



00055537200800147800030033

THIS SPACE

10/31/2008 11:30:47 AM

Fee: \$31.00



After recording return to:
Justine M. Schultz and Christopher D.
McClure
111 N. Rogers Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Justine M. Schultz and Christopher D.
McClure
111 N. Rogers Ave
Klamath Falls, OR 97601

File No.: 7021-1282070 (ALF)
Date: September 08, 2008

STATUTORY WARRANTY DEED

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

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$85,000.00**. (Here comply with requirements of ORS 93.030)

F31-

APN: R610887

Statutory Warranty Deed
- continued

File No.: 7021-1282070 (ALF)
Date: 09/08/2008

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, 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 OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

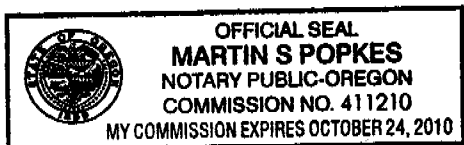
Dated this 30th day of October, 2008.

Christopher T Bruce
Christopher T Bruce

Anna C Bruce
Anna C Bruce

STATE OF Oregon)
County of Washington)ss.

This instrument was acknowledged before me on this 30th day of October, 2008
by **Christopher T Bruce and Anna C Bruce.**



Martin S Popkes

Notary Public for Oregon

My commission expires: 10-24-2010

APN: **R610887**

Statutory Warranty Deed
- continued

File No.: **7021-1282070 (ALF)**
Date: **09/08/2008**

EXHIBIT A

LEGAL DESCRIPTION:

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.

NOTE: This legal description was created prior to January 1, 2008.