

1st 2496196-MS

2015-009817  
Klamath County, Oregon  
09/03/2015 12:59:36 PM  
Fee: \$52.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
David K Scott and Eleanor P Scott  
1425 Wilford Ave  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
David K Scott and Eleanor P Scott  
1425 Wilford Ave  
Klamath Falls, OR 97601

File No.: 7021-2496196 (MS)  
Date: August 28, 2015

### STATUTORY WARRANTY DEED

**Julie M. Bruce and Steven A. Bruce as tenants by the entirety**, Grantor, conveys and warrants to **David K Scott and Eleanor P Scott as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The land referred to in this report is described in Exhibit A attached hereto.

**Subject to:**

1. The **2015-2016** 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 **\$114,000.00**. (Here comply with requirements of ORS 93.030)

F.  
57.00

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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28<sup>th</sup> day of Aug, 2015

Julie M Bruce  
Julie M. Bruce

Steven A Bruce  
Steven A. Bruce

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 28<sup>th</sup> day of Aug, 2015  
by **Julie M. Bruce and Steven A. Bruce.**

[Signature]



Notary Public for Oregon  
My commission expires: 12/3/18

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Lot 14, Block 13, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County 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 NW1/4 of the Se1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian.

Tax Parcel Number: R302942 and R302951