'04 APR 26 AM 10:53

MTC-64113LW

AmeriTitle
Part Of The JELD-WEN Family

Vol M04 Page 24770

THIS SPACE RESERVED FOR RECORDER'S USE
State of Oregon, County of Klamath
Recorded 04/26/2004 10:53a m
Vol M04 Pg 24770
Linda Smith, County Clerk
Fee $ 21.00 # of Pgs 1

After recording return to:
CEDRIC D. TWIGHT
P.O. BOX 2282
WEAVERVILLE, CA 96093

Until a change is requested all tax statements shall be sent to The following address:

CEDRIC D. TWIGHT
P.O. BOX 2282
WEAVERVILLE, CA 96093

Escrow No. MT64113-LW

STATUTORY WARRANTY DEED

ALLEN GRIFFITH BJUR and BETTY SUE BJUR, as tenants by the entirety, Grantor(s) hereby convey and warrant to **CEDRIC D. TWIGHT and KAREN E. TWIGHT, as tenants by the entirety,** Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 306, RUNNING Y RESORT, PHASE 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3808-009D0-90020-000 Key No.: 882961

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **$173,000.00.**

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.

Dated this 4th day of April, 2004

Allen Griffith Bjur
ALLEN GRIFFITH BJUR

Betty Sue Bjur
BETTY SUE BJUR

STATE OF CALIFORNIA }
}ss.
COUNTY OF SANTA CRUZ

On APRIL 5, 2004 before me, FELIPE ADAME personally appeared ALLEN GRIFFITH BJUR and BETTY SUE BJUR personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Felipe Adame

FELIPE ADAME
COMM. #1379193
Notary Public-California
SANTA CLARA COUNTY
My Comm. Exp. Sept 17, 2006

21.00 +m