

04 JUN 30 AM 11:05

NTC- 65441 MS



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State of Oregon, County of Klamath
Recorded 06/30/2004 11:06 a m
Vol M04 Pg 42636
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

Drew Montoya
3936 Redondo Way
Klamath Falls, OR 97603

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

Drew Montoya
3936 Redondo Way
Klamath Falls, OR 97603

Escrow No. MT65441-MS

STATUTORY WARRANTY DEED

Ralph E. Holcomb and Sherie D. Holcomb, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Drew Montoya and Jodi Montoya, 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 10, Block 6, TRACT 1020 - THIRD ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012CB-07000-000 Key No: 564151

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 **\$159,500.00**.

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 29th day of June, 2004

Ralph E. Holcomb
Ralph E. Holcomb

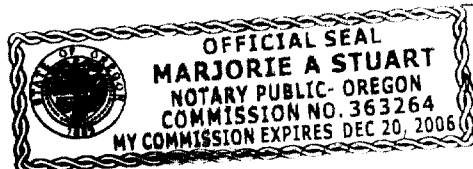
Sherie D. Holcomb
Sherie D. Holcomb

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 29, 2004 by RALPH E. HOLCOMB and SHERIE D. HOLCOMB.

[Signature]

(Notary Public for Oregon)



My commission expires 12/20/06

2100 mm