



After recording return to:
Michael Garcia and Melissa Garcia
6423 Verda Vista
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Michael Garcia and Melissa Garcia
6423 Verda Vista
Klamath Falls, OR 97603

File No.: 7021-447581 (SAC)
Date: September 28, 2004

State of Oregon, County of Klamath
Recorded 09/30/04 3:53 p m
Vol M04 Pg 66243-44
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

James S. Twamley and Marilyn L. Twamley as tenants by the entirety, Grantor, conveys and warrants to **Michael Garcia and Melissa Garcia as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 16 in Block 21 of Tract 1127, Ninth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. 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.

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.

The true consideration for this conveyance is **\$263,900.00**. (Here comply with requirements of ORS 93.030)

Dated this 28 day of September 2004.

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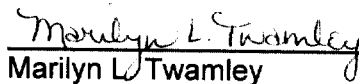
66244

APN: 565944

Statutory Warranty Deed
- continued

File No.: 7021-447581 (SAC)
Date: 09/28/2004


James S. Twamley


Marilyn L Twamley

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 28 day of September, 20 04
by **James S. Twamley and Marilyn L. Twamley.**


Notary Public for Oregon
My commission expires: 8-2-07

