

05 JUN 20 PM 3:17



MT7-70049 TM

Vol M05 Page 46114

State of Oregon, County of Klamath
Recorded 06/20/05 3:17 p m
Vol M05 Pg 46114
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:

SCOTT TWOMBLEY
9948 SCOTTSDALE STREET
VENTURA, CA 93004

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

SCOTT TWOMBLEY
9948 SCOTTSDALE STREET
VENTURA, CA 93004

Escrow No. MT70049-TM

STATUTORY WARRANTY DEED

DONALD A. HOWSER AND DIXIE YVONNE HOWSER, TRUSTEES OF THE DECLARATION OF TRUST DATED, Grantor(s) hereby convey and warrant to **SCOTT TWOMBLEY and ROSALEE TWOMBLEY, 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 12, Block 6, LATAKOMIE SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-007CD-09200-000

Key No: 231582

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 **\$10,000.00**.

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 15th day of JUNE 2005

DONALD A. HOWSER AND DIXIE YVONNE HOWSER, TRUSTEES OF THE DECLARATION OF TRUST DATED

BY: Donald A. Howser
DONALD A. HOWSER, TRUSTEE

BY: Dixie Yvonne Howser
DIXIE YVONNE HOWSER, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE SS.

On JUNE 15th, 2005 before me, JEFF CAREY - NOTARY personally appeared DONALD A. HOWSER AND DIXIE YVONNE HOWSER, TRUSTEES OF THE DECLARATION OF TRUST DATED personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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 Jeff Carey

