

05 JUL 6 PM 11:07



MTL - 68979-KR

Vol M05 Page 51310

State of Oregon, County of Klamath
Recorded 07/06/05 11:07 a.m

Vol M05 Pg 51310

Linda Smith, County Clerk

Fee \$ 2100 # of Pgs 1

THIS SPACE RESER

After recording return to:

Melvin L. Twyman

13110 Swan Lake Road

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Melvin L. Twyman

13110 Swan Lake Road

Klamath Falls, OR 97603

Escrow No.

MT68979-KR

STATUTORY WARRANTY DEED

Klamath Custom Construction, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Melvin L. Twyman and Terri K. Twyman, 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 11 in Block 7 of TRACT NO. 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-036CD-00100-000
453093

Key No.:

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 **\$202,500.00**.

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 5th day of July, 2005

Klamath Custom Construction, Inc.

BY:

Wells B. McMillan
Wells B. McMillan, Secretary

BY:

Corey L. Alexander
Corey L. Alexander, President

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 5, 2005 by Corey L. Alexander as President and Wells B. McMillan as Secretary for Klamath Custom Construction, Inc., an Oregon Corporation.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

2/00 am