

MTC- 70420 TM



State Of Oregon, County Of Klamath

M05-61838

08/12/2005 02:45:35 PM

# Of Pages 2 Fee: \$26.00

After recording return to:

PHILLIP & BETTY THOMAS  
2846 Chico Ave.  
Chico, CA 95928

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

PHILLIP & BETTY THOMAS  
2846 Chico Ave.  
Chico, CA 95928

Escrow No. MT70420-TM  
Title No. 0070420

SWJ

STATUTORY WARRANTY DEED

DAVID LOCKWOOD and SHANNON MANN, both married men, as tenants in common, Grantor(s) hereby convey and warrant to PHILLIP H. THOMAS & BETTY M. THOMAS, ~~TRUSTEES OF THE PHILLIP H. AND BETTY M. THOMAS REVOCABLE LIVING TRUST DATED NOVEMBER 20, 2003~~, 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: \*\*

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

\*\*Husband and Wife

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 \$260,000.00.

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 5 day of August, 2005

*David Lockwood*  
DAVID LOCKWOOD

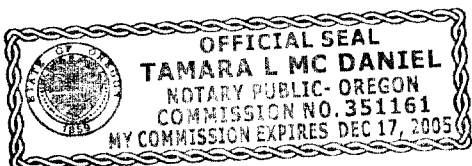
*Shannon Mann*  
SHANNON MANN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug 5, 2005 by DAVID LOCKWOOD and SHANNON MANN.

*Tamara L. McDaniel*  
(Notary Public for Oregon)

My commission expires 12/17/05



200

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land lying in Lot 10, Block 4, ALTAMONT ACRES, Klamath County, Oregon and being that property described in that deed to D & S Properties, recorded in Book M99, page 15476, Microfilm Records of Klamath County, Oregon, and being more particularly described as follows:

The Easterly 165 feet of Lot 10 in Block 4, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Southerly 5 feet of Lot 10 as conveyed in deeds to Klamath County recorded May 16, 1961 in Volume 329, pages 585 and 587, Deed Records of Klamath County, Oregon

Tax Account No: 3909-003DC-01200-000

Key No: 529654