

MTT-70841 MS



M05-64364

Klamath County, Oregon

09/15/2005 03:04:38 PM

Pages 1 Fee: \$21.00

After recording return to:

Jesse Talbott

3944 Kelley Drive

Klamath Falls, OR 97603

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

Jesse Talbott

3944 Kelley Drive

Klamath Falls, OR 97603

Escrow No. MT70841-MS

Title No. 0070841

SWD

STATUTORY WARRANTY DEED

and

David Lockwood **Shannon Mann, with the rights of survivorship**, Grantor(s) hereby convey and warrant to **Jesse Talbott**, 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 5, Block 2, First Addition to Loma Linda Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028DB-02300-000

Key No: 306957

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 **\$232,000.00**.

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.

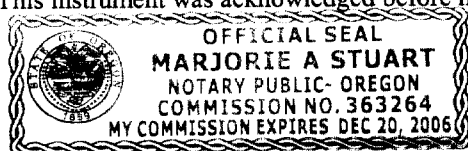
Dated this 17th day of Sep, 2005

David Lockwood
David Lockwood

Shannon Mann
Shannon Mann

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9/12, 2005 by David Lockwood and Shannon Mann.



(Notary Public for Oregon)

My commission expires 12/20/06

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