



After recording return to:
James M. Minix and Mary Jo Minix
4221 Paradise Drive
Carmichael, CA 95608

Until a change is requested all tax statements
shall be sent to the following address:
James M. Minix and Mary Jo Minix
4221 Paradise Drive
Carmichael, CA 95608

File No.: 7021-311031 (cs)
Date: December 29, 2003

State of Oregon, County of Klamath
Recorded 01/16/2004 3:08 P m
Vol M04 Pg 3148-49
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Nolan C. South and Wilma K. South as tenants by the entirety, Grantor, conveys and warrants to James M. Minix and Mary Jo Minix, husband and wife as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The West 40 feet of Lot 1 in Block 23 ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH the E1/2 of vacated Cedar Street, which inured thereto and adjoins the above described property.

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 **\$76,000.00**. (Here comply with requirements of ORS 93.030)

26 F

03149

APN: 611127

Statutory Warranty Deed
- continued

File No.: 7021-311031 (cs)
Date: 12/29/2003

Nolan C. South
Nolan C. South

Wilma K. South
Wilma K. South

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 16 day of January, 2004
by **Nolan C. South and Wilma K. South.**

Susan Marie Campbell

Notary Public for Oregon
My commission expires: 3-27-06

