

04 OCT 7 AM 11:02

MTL-64847 LW

Vol M04 Page 68054



THIS SPACE RESERVE

State of Oregon, County of Klamath
Recorded 10/07/04 11:02 a m
Vol M04 Pg 68054
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

JAMES M. MINIX

~~4221 PARADISE DR.~~

~~CARMICHAEL, CA 95608~~

P.O. Box 1115
Klamath Falls, OR
97601

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

JAMES M. MINIX

~~4221 PARADISE DR.~~

~~CARMICHAEL, CA 95608~~

P.O. Box 1115
Klamath Falls, OR
97601

Escrow No. MT64847-LW

STATUTORY WARRANTY DEED

C CORP, an Oregon Corporation, Grantor(s) hereby convey and warrant to JAMES M. MINIX and MARY J. MINIX, 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 1088, Tract No. 1422, RANCHVIEW ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-016A0-07000-000

Key No: 889970

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 \$324,600.00.

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 16th day of September, 2004

C CORP

State of Oregon
County of DESCHUTES



This instrument was acknowledged before me on September 16, 2004 by CHARLES L. KOON AS PRESIDENT OF C CORP.

Linda De Avila
(Notary Public for Oregon)

My commission expires 1-30-2008

2100 am