

05 JUN 21 AM 11:05

MTL - 69746

STEVE R. MIHUN
1661 CAMELOT DRIVE
REDLANDS, CA 92374

Grantor's Name and Address

JAMES G. INGRAM
370 SOUTH 44TH STREET
SPRINGFIELD, OR 97478

Grantee's Name and Address

After recording return to:
EVERGREEN LAND TITLE CO.
P.O. BOX 931
SPRINGFIELD, OR 97477

Until a change is requested, all tax statements shall be
sent to the following address.

SAME AS GRANTEE

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State of Oregon, County of Klamath

Recorded 06/21/05 11:05a. m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

TITLE NO. 69746

ESCROW NO. SP05-18062

TAX ACCT. NO. 164958

MAP NO. 2607-001C0-03700-000

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

KNOW ALL MEN BY THESE PRESENTS, That STEVE R. MIHUN AND JEAN E. MIHUN, AS TENANTS BY THE ENTIRETY AND STEVEN ROBERT MIHUN AND JEAN EMILY Mihun, CO-TRUSTEES OF THE MIHUN FAMILY TRUST DATED APRIL 18, 2000

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JAMES G. INGRAM and KATHRYN S. INGRAM, husband and wife

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 7, Block 5, TRACT 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except

Subject to any and all easements, restrictions and covenants of record

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,000.00.

*However, the / actual consideration / consists of / or / includes / other / property or / value / given or promised which is / (the whole / part of the) / consideration / indicate / which /) (The sentence between the symbols *, if not applicable should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of June, 2005; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

Steve R. Mihun
STEVE R. MIHUN

THE MIHUN FAMILY TRUST
Steven Robert Mihun Marsha McCurry
STEVEN ROBERT MIHUN, CO-TRUSTEE

Jean E. Mihun
JEAN E. MIHUN

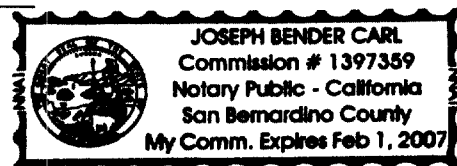
Jean Emily Mihun Marsha McCurry
JEAN EMILY MIHUN, CO-TRUSTEE

California
STATE OF OREGON, COUNTY OF San Bernardino ss.
73C

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JUNE 17, 2005, BY STEVE R. MIHUN AND JEAN E. MIHUN, AS TENANTS BY THE ENTIRETY AND STEVEN ROBERT MIHUN AND JEAN EMILY Mihun, CO-TRUSTEES OF THE MIHUN FAMILY TRUST DATED APRIL 18, 2000

[Signature]
Notary Public for Oregon
Ed Fomic

My commission expires: 2/1/07



2/00 am