



After recording return to:
James Minix
P.O. Box 1115
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
James Minix
P.O. Box 1115
Klamath Falls, OR 97601

File No.: 7021-646541 (BS)
Date: August 23, 2005

M05-63942

Klamath County, Oregon

09/09/2005 03:39:59 PM

Pages 4 Fee: \$36.00

STATUTORY WARRANTY DEED

Thomas Ankeny and Lewis Hurley Ankeny and Kathryn Burge and Thomas Ankeny, Trustee and Daniel Ankeny, Grantor, conveys and warrants to **James Minix, an unmarried man as his sole and separate property**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1 and the Easterly 20 feet of Lot 2 Block 23, Original Town, now City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** Taxes, a lien not yet payable.
2. 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.

36P

APN: 611118

Statutory Warranty Deed
- continued

File No.: 7021-646541 (BS)
Date: 08/23/2005

The true consideration for this conveyance is **\$57,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 25 day of August, 2005.

Thomas Ankeny

Lewis Hurley Ankeny

~~Catherine Burge~~
~~Kathryn~~

Thomas Ankeny, Trustee

Daniel Ankeny
Daniel Ankeny

Thomas Ankeny, Trustee

STATE OF

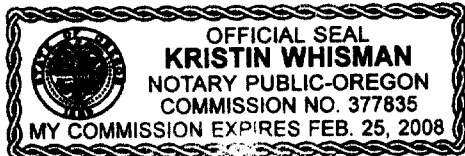
)
)ss.

County of

)

This instrument was acknowledged before me on this 25 day of August, 2005
by **Daniel Ankeny**.

Kristin Whisman



Notary Public for Oregon

My commission expires: 2-25-08

APN: 611118

Statutory Warranty Deed
- continued

File No.: 7021-646541 (BS)
Date: 08/23/2005

The true consideration for this conveyance is **\$57,000.00**. (Here comply with requirements of ORS 93.030)

Dated this _____ day of _____, 20____.

Thomas Ankeny
Thomas Ankeny

Lewis Hurley Ankeny
Lewis Hurley Ankeny

~~Gatherine Burge~~

Thomas Ankeny, Trustee

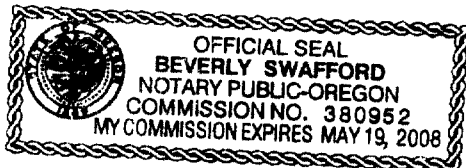
Daniel Ankeny
Daniel Ankeny

Thomas Ankeny
Thomas Ankeny, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 26 day of August, 2005
by **Thomas Ankeny and Lewis Hurley Ankeny**.

Beverly Swafford



Notary Public for Oregon
My commission expires: May 19, 2006

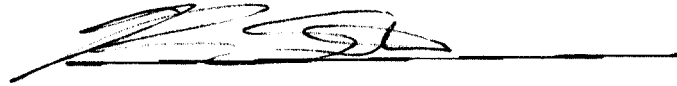
APN: 611118

Statutory Warranty Deed
- continuedFile No.: 7021-64541 (BS)
Date: 08/23/2005

The true consideration for this conveyance is \$57,000.00. (Here comply with requirements of ORS 93.030)

Dated this 26th day of August, 2005.Thomas AnkenyLewis Hurley AnkenyKathryn BurgeThomas Ankeny, TrusteeDaniel AnkenyThomas Ankeny, TrusteeSTATE OF Oregon)
)ss.County of Clackamas

)

This instrument was acknowledged before me on this 26 day of August, 2005
by Daniel Ankeny rsKathryn Burge

Notary Public for Oregon

My commission expires: 7/19/2008