



After recording return to:
James Minix
4934 Grosbeak Drive
Klamath Falls, 97601

Until a change is requested all tax statements
shall be sent to the following address:
James Minix
4934 Grosbeak Drive
Klamath Falls, 97601

File No.: 7021-646541 (BS)
Date: August 29, 2005

M05-63943

Klamath County, Oregon

09/09/2005 03:40:22 PM

Pages 2 Fee: \$26.00

STATUTORY BARGAIN AND SALE DEED

James Minix , Grantor, conveys to **39 Main LLC**, Grantee, the following described real property:

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 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 **\$57,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 29 day of August, 2005.

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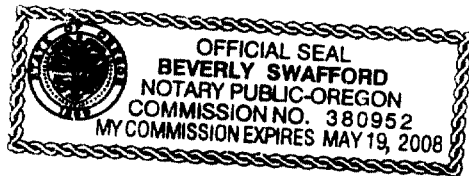
APN: 611118

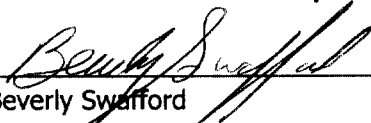
Bargain and Sale Deed
- continued

File No.: 7021-646541 (BS)
Date: 08/29/2005

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of August, 2005
by **James Minix**.





Beverly Swafford
Notary Public for Oregon
My commission expires: May 19, 2008