

M05-70820

Klamath County, Oregon

12/09/2005 03:25:07 PM

Pages 1 Fee: \$21.00

After Recording Return to:

BRETT J. LEMIEUX

3947 Fawn Ave
Klamath Falls, Or 97601

Until a change is requested all tax statements

Shall be sent to the following address:

BRETT J. LEMIEUX

Same as above 624 Mt. Whitney

Klamath Falls, OR. 97601

WARRANTY DEED

(INDIVIDUAL)

TERRY J. MINCHINTON and MARILYN E. MINCHINTON, herein called grantor, convey(s) to BRETT J. LEMIEUX, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 4 and 5, Block 2, LENOX, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 063 MAP 3909-007CA TL 06800 KEY# 537431

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$93,900.00.
(here comply with the requirements of ORS 93.930)

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 December 8, 2005.

Terry J. Minchinton
TERRY J. MINCHINTON

Marilyn E. Minchinton
MARILYN E. MINCHINTON

STATE OF OREGON, County of Klamath) ss.

On December 08, 2005 personally appeared the above named TERRY J. MINCHINTON and MARILYN E. MINCHINTON and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



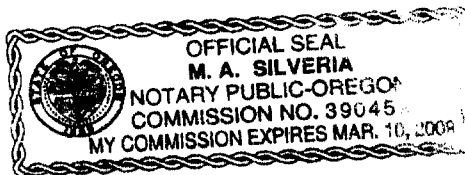
525 Main Street
Klamath Falls, OR 97601
Order No.: 00062559

Before me: M. A. Silveria

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal



21-A