

87299

MOUNTAIN TITLE COMPANY

WARRANTY DEED

715-9036-Vol. M8 Page 13738

KNOW ALL MEN BY THESE PRESENTS, That JOHN P. MIKKELSEN and JANE E. MIKKELSEN, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RENEE E. CHAPMAN

the 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 4, Block 6, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

80 JUL 23 1980

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

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 as stated above or those apparent upon the land, if any, as of the date of this deed

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 \$28,000.00

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 23rd day of July, 1980, order of its board of directors.

John P. Mikkelsen  
JOHN P. MIKKELSEN  
Jane E. Mikkelsen  
JANE E. MIKKELSEN

STATE OF OREGON,  
County of Klamath } ss.  
July 23, 1980

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.

Personally appeared the above named JOHN P. MIKKELSEN and JANE E. MIKKELSEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared \_\_\_\_\_, and each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

Christi L. Garrison  
Notary Public for Oregon  
My commission expires: 6/19/83

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)

Mr. & Mrs. John P. Mikkelsen  
Rt. 5 Box 1203  
K Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Ms. Renee Chapman  
810 Doty  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

AFTER RECORDING RETURN TO:  
SAME AS GRANTEE  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath  
I certify that the within instrument was received for record on the 23rd day of July, 1980, at 3:38 o'clock P.M., and recorded in book M80 on page 13738 or as file/reel number 87299.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
D. Milne  
By Berntha Deputy  
Recording Officer

Fee \$3.50

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