

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS, That**

WESTERN HOMES, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH G. MICKELSON and KATHERINE E. MICKELSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grant, sell and convey unto the said grantee, KENNETH G. MICKELSON and KATHERINE E. MICKELSON, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 in Block 2 of Tract No. 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

# MOUNTAIN TITLE COMPANY

*"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."*

*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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed 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 \$ 6,500.00

~~However, the actual consideration consists of other valuable items, property or value which is received by the donor.~~

~~XXXXXXXXXXXX~~  
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. 91

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 13 day of August, 1994;  
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.

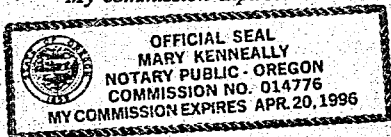
STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above named  
WESTERN HOMES, INC.

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ voluntary act and deed.

**Before me:**

**Notary Public for Oregon**  
**My commission expires:**



STATE OF OREGON, County of Clatsop ) ss.  
The foregoing instrument was acknowledged before me this  
August 18 1944, by Cathy King  
\_\_\_\_\_, president, and by Western Bond  
\_\_\_\_\_, secretary of \_\_\_\_\_

an Oregon corporation, on behalf of the corporation.  
Notary Public for Oregon Mark Kennedy  
My commission expires: 12-31-11 (SEAL)

**STATE OF OREGON,**

County of Klamath  
 I certify that the within instrument was  
 received for record on the 9th  
 day of Sept, 19 94.  
 at 1:44 o'clock P M., and recorded  
 in book M94 on page 28456 or as  
 file/record number 87759.  
 Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mullenda Deputy

**Fee \$30.00**

**MOUNTAIN TITLE COMPANY**

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