



89297

10-06-94P03:24 RCVD

Vol. 94 Page 31347

## WARRANTY DEED

#02042289

AFTER RECORDING RETURN TO:  
GREG K. CASASSA  
12905 ALGOMA ROAD  
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

JOHN P. MIKKELSEN and JANE E. MIKKELSEN, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to GREG K. CASASSA,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN . . . . .

"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 30.390."

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,

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  
\$85,000.00. "THE EXECUTION OF THIS DEED BY THE GRANTOR IS BEING  
MADE AT THE DIRECTION OF BURBANK INVESTOR SERVICES, AS THE HEREIN  
DESCRIBED PROPERTY IS A PORTION OF A TAX DEFERRED EXCHANGE BY  
SAID GRANTOR."

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 29th day of September, 1994.

John P. Mikkelsen  
JOHN P. MIKKELSEN

Jane E. Mikkelsen  
JANE E. MIKKELSEN

STATE OF CALIFORNIA )  
County of Y ) ss.

The foregoing instrument was acknowledged before me this 29th  
day of September, 1994, JOHN P. MIKKELSEN and JANE E. MIKKELSEN.

Before me: X  
Notary Public for California  
My Commission Expires: Y

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ATTACHMENT TO WARRANTY DEED DATED SEPTEMBER 29, 1994

State of California  
County of Sonoma

On September 30, 1994 before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN P. MIKKELSEN and JANE E. MIKKELSEN \*\*\*\*\* personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

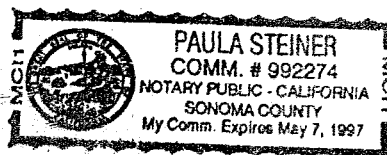
Signature

*Paula Steiner*

Name

*PAULA Steiner*

(typed or printed)



(Seal)

ATTACHMENT TO WARRANTY DEED DATED SEPTEMBER 29, 1994

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 13, Township 37 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod on the Southerly right of way of the Algoma County Road from which the brass cap marking the Southeast corner of Section 37, Township 37 South, Range 8 East of the Willamette Meridian bears South 00 degrees 02' 14" West, 594.03 feet and South 89 degrees 52' 58" East, 2119.04 feet; thence South 00 degrees 02' 14" West, 223.01 feet to a 5/8 inch iron rod; thence South 80 degrees 30' 44" West 311.22 feet to a 5/8 inch iron rod; thence North 00 degrees 02' 14" East, 203.89 feet to a 5/8 inch iron rod on the Southerly right of way line of said Algoma County Road; thence North 71 degrees 13' 41" East, 42.20 feet along said Southerly right of way line to a point; thence along the arc of a 1115.25 foot radius curve to the right 220.71 feet to a point, (the long chord of which bears North 76 degrees 53' 04" East 220.36 feet); thence North 82 degrees 34' 03" East, 52.86 feet to the point of beginning.

TOGETHER WITH an easement 30.00 feet in width for ingress, egress and utilities in and over a strip of land, the centerline of which is described as follows:

Beginning at a point on the Westerly boundary of the first above described parcel from which the most Northwesterly corner thereof bears North 00 degrees 02' 14" East, 78.85 feet; thence South 80 degrees 57' 12" West, 122.55 feet; thence North 79 degrees 04' 37" West, 250.56 feet; thence North 72 degrees 25' 02" West 311.16 feet; thence North 43 degrees 43' 22" West 187.27 feet; thence North 45 degrees 39' 03" East 1.48 feet to the Southwesterly right of way line of the Algoma County Road. Basis of bearings: Recorded Survey No. 3076 as filed with the Klamath County Surveyor's Office.

CODE 183 MAP 3708-1300 TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 6th day  
of Oct A.D., 19 94 at 3:24 o'clock P. M., and duly recorded in Vol. M94  
of Deeds on Page 31347.

FEE \$40.00

Evelyn Biehn  
County Clerk

By Pauline Miller