

08-25-95A09:03 RCVD  
WARRANTY DEEDVol 1195 Page       

5126

MTC 358804F

PHILIP A. BOTTINI and RITA A. BOTTINI,  
Grantor(s) hereby grant, bargain, sell and convey to  
KEITH A. BICKNELL and VIOLETA M. BICKNELL, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 7 in Block 214, MILLS SECOND 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.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:

and the 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.

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 and actual consideration for this conveyance is \$ 51,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2210 WANTLAND AVE, KLAMATH FALLS, OR 97601

Dated this 23 day of August, 1995

Philip A. Bottini  
PHILIP A. BOTTINI

Rita A. Bottini  
RITA A. BOTTINI

## NOTARY ACKNOWLEDGEMENT

*See Attached*

STATE OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

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

Before me:

\_\_\_\_\_  
Notary Public for \_\_\_\_\_

My commission expires \_\_\_\_\_

(seal)

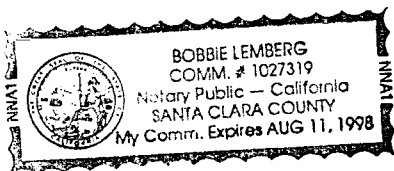
Return to:

KEITH A. BICKNELL  
2210 WANTLAND AVE  
KLAMATH FALLS, OR 97601

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of Santa ClaraOn August 23, 1995 before me, Bobbie Lemberg, Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JOHN DOE, NOTARY PUBLIC"personally appeared Philip A. & Rita A. Battini  
NAME(S) OF SIGNER(S)

☐ 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.

Bobbie Lemberg  
SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

## CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:  
 NAME OF PERSON(S) OR ENTITY(IES)

## DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED  
 TITLE OR TYPE OF DOCUMENT

1  
 NUMBER OF PAGES

Witnessed 8/23/95  
 DATE OF DOCUMENT

\_\_\_\_\_  
 SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 25th day  
 of Aug A.D., 19 95 at 9:03 o'clock A M., and duly recorded in Vol. M95  
 of \_\_\_\_\_ Deeds on Page 22931

FEE \$35.00

Bernetha G. Letsch, County Clerk  
 By [Signature]