

'96 OCT -8 P3:44



STATE OF OREGON,  
County of Klamath ss.  
WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 03044868  
AFTER RECORDING RETURN TO:

JOHN C. SCHMITT  
14106 MEADOWBROOK LANE  
KLAMATH FALLS, OR 97601

Aspen Title & Escrow  
on this 8th day of October A.D., 1996  
at 3:44 o'clock P. M. and duly recorded  
in Vol. M96 of Deeds Page 31967  
Bernetha G. Letsch County Clerk  
By [Signature] Deputy.

Fee, \$30.00

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

JAMES V. MIKESELL AND LISA A. MIKESELL, hereinafter called  
GRANTOR(S), convey(s) to JOHN C. SCHMITT, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

Lot 8, Block 4, Tract 1046, ROUND LAKE ESTATES, in the County  
of Klamath, State of Oregon.

CODE 21 MAP 3908-7DA TAX LOT 4900

"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 \$58,000.00.

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 2nd day of October, 1996.

[Signature]  
JAMES V. MIKESELL

[Signature]  
LISA A. MIKESELL

STATE OF OREGON, County of Klamath)ss.

On this 2nd day of October, 1996,

Personally appeared the above named JAMES V. MIKESELL AND LISA  
A. MIKESELL and acknowledged the foregoing instrument to be  
their voluntary act and deed.

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: April 10, 2000

