

50387

MTC 43219-KA
WARRANTY DEED Vol. M97 Page 41298

BEVERLY MICKA AS TRUSTEE OF THE MICKA LOVING TRUST DATED APRIL 24, 1990,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MERCEDES KEISER and TERESA SAYLER, with the rights of survivorship.
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 15 IN BLOCK 9 OF FIRST ADDITION TO CYPRESS VILLA, 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 \$ 151,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4461 LOMBARD, KLAMATH FALLS, OR 97603

Dated this 11 day of December, 1997.

MICKA LOVING TRUST

BY: Beverly Micka TRUSTEE
BEVERLY MICKA

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on December 11, 1997

by BEVERLY MICKA

as TRUSTEE

of THE MICKA LOVING TRUST

Notary Public of Oregon

My commission expires _____

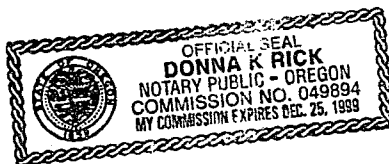
ESCROW NO. MT43219-KA

Return to:

MERCEDES KEISER

4461 LOMBARD

KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day
of December A.D., 19 97 at 3:40 o'clock P M., and duly recorded in Vol. M97
of Deeds on Page 41298

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross