

MERLYN OTTO MIKKELSEN and MARTHA FRANCES MIKKELSEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DANIEL G. MOZINGO and JUDY M. MOZINGO, as tenants by the entirety,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5240 HWY 66 Klamath Falls OR 97601

Dated this 3rd day of August, 1998

Merlyn Otto Mikkelsen
MERLYN OTTO MIKKELSEN

Martha F. Mikkelsen
MARTHA FRANCES MIKKELSEN

STATE OF Oregon SS. August 3 19 98
COUNTY OF Klamath

Personally appeared the above named Merlyn Otto Mikkelsen
and Martha Frances Mikkelsen

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT45135-MG

Return to:

DANIEL G. MOZINGO
5240 HWY 66
Klamath Falls OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lots 5 and 6, Block 1, FAIRHAVEN HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

All that portion of the NE1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the East line of Block 1, Fairhaven Heights, which point is South a distance of 156.0 feet from the North line of said NE1/4 NE1/4 of Section 13; thence East a distance of 110.0 feet to a point; thence North, parallel with the East line of Fairhaven Heights, a distance of 156.0 feet to the North of the NE1/4 NE1/4 of said Section 13, thence East, along said North line to the Northeast corner of said Section 13; thence South, along the East line of said Section a distance of 547.0 feet to a point; thence West, parallel with the North line of said Section a distance of 1320.0 feet to a point on the East line of Fairhaven Heights; thence North, along said East line, a distance of 391.0 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of August A.D., 19 98 at 11:28 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 28531

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Bernetha G. Leisch