

1999 JUN 18 AM 11:44

WARRANTY DEED

Vol. M99 Page 24135

JACQUELYNE M. DE FRANCE, who acquired title as Jacquelyne M. Messer Grantor(s) hereby grant, bargain, sell, warrant and convey to: GREGORY M. MICKLE, 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:

The East half of Lots 19 and 20 in Block 14 of INDUSTRIAL 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:

SUBJECT TO:

Trust Deed subject to the terms and provisions thereof,  
Dated: November 1, 1996  
Recorded: November 4, 1996  
Volume: M96, page 34754, Microfilm Records of Klamath County, Oregon  
Grantor: Jacquelyne M. Messer  
Trustee: AmeriTitle  
Beneficiary: Leslie E. Northcutt and Norma V. Northcutt, husband and wife

GRANTOR AGREES TO ASSUME AND PAY SAID TRUST DEED AND SHALL FURTHER HOLD SELLER HARMLESS THEREFROM.

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 \$ 28,679.41.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 1191, REDMOND, OR 97756

Dated this 27th day of May, 1999.

Jacquelyne M. De France  
JACQUELYNE M. DE FRANCE

STATE OF OREGON  
COUNTY OF MULTNOMAH SS. May 27 19 99

Personally appeared the above named JACQUELYNE M. DE FRANCE

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Notary Public for OREGON  
My commission expires 6-13-02



ESCROW NO. MT47976-PS

Return to:  
GREGORY M. MICKLE  
PO BOX 1191  
REDMOND, OR 97756

State of Oregon, County of Klamath  
Recorded 6/18/99, at 11:44 a.m.  
In Vol. M99 Page 24135  
Linda Smith,  
County Clerk Fees 30 - RE