

1999 NOV 19 AM 11:30

WARRANTY DEED

Vol M99 Page 45919

RAY STEFFENS and LAURIE JOHANSEN, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to: LOUIS R. MICKO and ROSALIE D. MICKO, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
3407-015BB-00500-000 191189

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 69,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 853, CHILOQUIN, OR 97624

Dated this 16 day of Nov., 1999

Ray Steffens
RAY STEFFENS
Laurie Johansen
LAURIE JOHANSEN

State of _____
County of _____

This instrument was acknowledged before me on _____, _____ by RAY STEFFENS AND LAURIE JOHANSEN.

Please see Attached All-Purpose Acknowledgement
(Notary Public)

My commission expires _____

ESCROW NO. MT49689-MS

Return to:
LOUIS R. MICKO
P.O. BOX 853
CHILOQUIN, OR 97624

46
M

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

45920

No. 5907

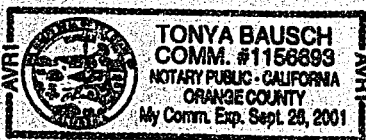
State of CALIFORNIA

County of ORANGE

On NOVEMBER 16, 1999 before me, TONYA BAUSCH, NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared RAY STEFFENS & LAURIE JOHANSEN
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.

Tonya Bausch
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
☐ ATTORNEY-IN-FACT ☐ GENERAL
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

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

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED

TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

November 16, 1999
DATE OF DOCUMENT

N/A

SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1 in Block 7, WOODLAND PARK, together with an undivided 1/88th interest in the following described land, two parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section, North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning.

State of Oregon, County of Klamath
Recorded 11/19/99, at 11:30 a.m.
In Vol. M99 Page 45919
Linda Smith,
County Clerk Fee \$ 40⁰⁰