

2001 JAN 31 PM 3:20

WARRANTY DEED

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LESTER A. KRUSE and NORMA M. KRUSE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RANDY B. MICHEL and TAMMY MICHEL, 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:

LOTS 8,9,10 AND 11 IN BLOCK 4 OF MIDLAND, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

3908-036DA-01900-000
M-093813

KEY #502584
KEY #41476

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 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ~~10441 BOEHM STREET~~, KLAMATH FALLS, OR 97603
4210 HWY 39

Dated this 30 day of Jan, 01.

Lester A. Kruse
LESTER A. KRUSE

Norma M. Kruse
NORMA M. KRUSE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 30, 2001 by
LESTER A. KRUSE AND NORMA M. KRUSE.

Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2003

ESCROW NO. MT53073-LW

Return to:
RANDY B. MICHEL
~~10441 BOEHM STREET~~
~~KLAMATH FALLS, OR 97601~~
4210 HWY 39
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 01/31/01, at 3:20 p m.
In Vol. M01 Page 3985
Linda Smith,
County Clerk Fee\$ 21⁰⁰