

'01 MAY 4 PM 2:24

After Recording Return to:  
Dana Kozeliski  
237 Jefferson Street  
Klamath Falls, Or 97601

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Until a change is requested all tax statements  
Shall be sent to the following address:  
Same as Above

State of Oregon, County of Klamath  
Recorded 05/04/01, at 2:24 p.m.  
In Vol. M01 Page 20513  
Linda Smith,  
County Clerk Fee \$ 21.00

**WARRANTY DEED**  
(INDIVIDUAL)

Joan-Marie Michelsen and Mary-Kay Michelsen and Greg Holmes, hereinafter called grantor(s), convey(s) to Dana Kozeliski, an estate in fee simple, hereinafter called Grantee(s) all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 9, block 40, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-32BA, Taxlot 13600.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$85,820.00  
(here comply with the requirements of ORS 93.930)

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.

Dated 4/23/01, 2001

Greg Holmes by Joan-Marie  
Greg Holmes Michelsen Attys in  
fact

Joan-Marie Michelsen  
Mary-Kay Michelsen by Joan-Marie Michelsen  
Attys in fact

STATE OF OREGON, County of Josephine ss.

On 4/23/01, 2001, personally appeared the above named Joan-Marie Michelsen in her individual capacity & as Attorney in fact for the above and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me:

Tracy L. Walsh  
Notary Public for Oregon  
My commission expires: 1-22-02

This Document is recorded at the request of:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00052746

