

'01 JUN 18 PM3:14

MT 54172-MS  
WARRANTY DEED

Vol M01 Page 29064

KEN C. VAN MERSBERGEN and MELODI VAN MERSBERGEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ROBERT N. WILKERSON,  
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:

LOT 16 SUBDIVISION PLAT OF BLOCK 125, OF MILLS ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3809-033AD-02900-000

481801

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 29,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2546 ORCHARD AVENUE, KLAMATH FALLS, OR 97601

Dated this 8<sup>TH</sup> day of JUNE, 2001.

Ken C. Van Mersbergen  
KEN C. VAN MERSBERGEN

Melodi Van Mersbergen  
MELODI VAN MERSBERGEN

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

} ss.

On JUNE 8, 2001, before me, DOUGLAS A WRIGHT personally appeared KEN C. VAN MERSBERGEN AND MELODI VAN MERSBERGEN 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 executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

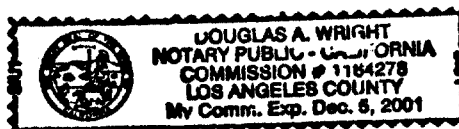
WITNESS my hand and official seal.

Signature Douglas A Wright

ESCROW NO. MT54172-MS

Return to:

ROBERT N. WILKERSON  
2546 ORCHARD AVENUE  
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath  
Recorded 06/18/01, at 3:14 p. m.  
In Vol. M01 Page 29064  
Linda Smith,  
County Clerk Fee \$ 21.00