



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LARRY MIKELSON3735 HWY 39KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 10/16/03 2:11 P mVol M03 Pg 77087

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all
tax statements shall be sent to
The following address:

LARRY MIKELSON3735 HWY 39KLAMATH FALLS, OR 97603

Escrow No. MT62532-TM

WARRANTY DEED

KENNETH D. PEDERSEN and SUSAN PEDERSEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to LARRY MIKELSON and MAUREEN JOYCE, as tenants by the entirety, 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:

Parcel 2 of Partition No. 11-93, being a portion of TRACT 19 - JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.:

3910-007BC-01303-000

Key No.:

875474

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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.

The true and actual consideration for this conveyance is \$230,000.00.

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 this 1 day of October, 2003

Kenneth D. Pedersen
KENNETH D. PEDERSEN

Susan Pedersen
SUSAN PEDERSEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 1, 2003 by KENNETH D. PEDERSEN and SUSAN PEDERSEN.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

