

MTK- 71639 MS



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M05-66529

Klamath County, Oregon

10/13/2005 03:16:44 PM

Pages 1 Fee: \$21.00

After recording return to:

Brian L. Hansen

P O Box 766

Keno, OR 97627

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

Brian L. Hansen

P O Box 766

Keno, OR 97627

Escrow No. MT71639-MS

Title No. 0071639

2/10

STATUTORY WARRANTY DEED

James E. Mikkelsen and Courtenay E. Mikkelsen, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Brian L. Hansen and Carolyn J. Hansen, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 10, Block 1, TRACT NO. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 4008-020D0-01800-000

Key No: 625041

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$28,000.00**.

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 12 day of December, 2005.



James E. Mikkelsen


Courtenay E. Mikkelsen

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 10-12-, 2005 by James E. Mikkelsen and Courtenay E. Mikkelsen.


(Notary Public for Oregon)

My commission expires 9-8-09

