

mtc-72273st



**M05-69421**

Klamath County, Oregon

11/18/2005 02:49:49 PM

Pages 1 Fee: \$21.00

After recording return to:

JAMES E. MIKKELSEN

12430 HWY 39

KLAMATH FALLS, OR 97603

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

JAMES E. MIKKELSEN

12430 HWY 39

KLAMATH FALLS, OR 97603

Escrow No. MT72273-SH

Title No. 0072273

SLP

### STATUTORY WARRANTY DEED

**JOHN R. CHARLTON and ALEXIS R. CHARLTON, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **JAMES E. MIKKELSEN and COURTENAY MIKKELSEN, 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 5 of Block 2 of WEST HILLS HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the West 10 feet.

Tax Account No: 3909-005BC-03300-000

Key No: 531936

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 **\$195,000.00**.

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 16 day of Nov, 2005

John R. Charlton  
JOHN R. CHARLTON

Alexis R. Charlton  
ALEXIS R. CHARLTON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Nov 16, 2005 by JOHN R. CHARLTON and ALEXIS R. CHARLTON.



Stacy M. Howard  
(Notary Public for Oregon)

My commission expires 11/18/2007

21.00