

**M06-11099**

Klamath County, Oregon

06/01/2006 11:59:42 AM

Pages 2 Fee: \$26.00



After recording return to:  
Amanda L. Anderson  
1135 Maple St  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Amanda L. Anderson  
1135 Maple St  
Klamath Falls, OR 97601

File No.: 7021-812948 (DMC)  
Date: May 24, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**John R. Michaelsen and Mary Alice Michaelsen, Initial Trustees of the Michaelsen Family Trust dated April 13, 1998**, Grantor, conveys and warrants to **Amanda L. Anderson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 3 Block 6 West Hills Homes First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$215,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

APN: 532310

Statutory Warranty Deed  
- continued

File No.: 7021-812948 (DMC)  
Date: 05/24/2006

Dated this 30<sup>th</sup> day of May, 2006.

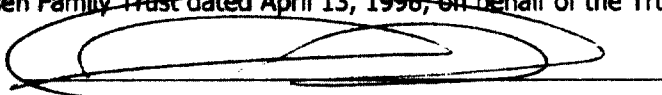
John R. Michaelsen and Mary Alice  
Michaelsen, Initial Trustees of the  
Michaelsen Family Trust dated April 13, 1998

John R. Michaelsen  
John R. Michaelsen, Trustee

Mary Alice Michaelsen  
Mary Alice Michaelsen, Trustee

STATE OF Utah )  
County of SALT LAKE )ss.

This instrument was acknowledged before me on this 30<sup>th</sup> day of MAY, 2006  
by John R. Michaelsen and Mary Alice Michaelsen as Initial Trustees of John R. Michaelsen and Mary Alice  
Michaelsen, Initial Trustees of the Michaelsen Family Trust dated April 13, 1998, on behalf of the Trust.



Notary Public for Utah  
My commission expires: 7-11-06