



2015-002889
Klamath County, Oregon
03/31/2015 03:35:41 PM
Fee: \$47.00

After recording return to:

Myron L. Mikkelsen

5545 Sylvia Avenue

Klamath Falls, OR 97603

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

Myron L. Mikkelsen

5545 Sylvia Avenue

Klamath Falls, OR 97603

Escrow No. MT102171MS

Title No. 0102171

SWD r.020212

STATUTORY WARRANTY DEED

Alan R. Mezger, Successor Trustee of the Robert W. Mezger Revocable Living Trust as to an undivided 1/2 interest; and Alan R. Mezger, Successor Trustee of the Patricia Mezger Bypass Trust, as to an undivided 1/2 interest,

Grantor(s), hereby convey and warrant to

Myron L. Mikkelsen,

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 9 in Block 13 of TRACT NO. 1105 - FOURTH ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$245,000.00.

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:

Frank

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 19th day of March, 2015

Alan Robert Mezger, Successor Trustee of the Robert W. Mezger Revocable Living Trust

BY: [Signature]
Alan R. Mezger, Successor Trustee

Alan Robert Mezger, Successor Trustee of the Patricia Mezger Bypass Trust

BY: [Signature]
Alan Robert Mezger, Successor Trustee

State of Texas
County of Dallas

This instrument was acknowledged before me on March 19, 2015 by Alan Robert Mezger, Successor Trustee of the Robert W. Mezger Revocable Living Trust; and Alan Robert Mezger, Successor Trustee of the Patricia Mezger Bypass Trust.

[Signature]
(Notary Public)

My commission expires March 9, 2019

