



2015-010422
Klamath County, Oregon
09/21/2015 03:11:43 PM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Daniel M. Carlson

180 Dahlia St.

Klamath Falls, OR 97601

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

Daniel M. Carlson

Same as Above

File No. 60764AM

STATUTORY WARRANTY DEED

Shirley A. Mulanix and Lester L. Michael, Jr., as Successor Co-Trustees of the Lester L. Michael Sr. and Barbara A. Michael Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Daniel M. Carlson ,

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:

The Southeasterly rectangular 36 feet of Lot 8 and the Northwesterly rectangular 24 feet of Lot 9, Block 10, Eldorado, an addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$110,000.00.

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

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 18th day of Sept., 2015

Lester L Michael Sr & Barbara A. Michael Revocable Trust

By: Shirley A. Mulanix, Successor Co-Trustee

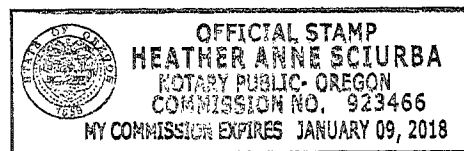
By: Lester L. Michael Jr., Successor Co-Trustee

State of Oregon } ss.
County of Klamath

On this 18th day of September, 2015, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Lester L. Michael Jr. known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Lester L. Michael Sr. and Barbara A. Michael Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Anne Sciurba
Notary Public for the State of Oregon »
Residing at: Klamath County
Commission Expires: Jan 9, 2018



State of _____ } ss.
County of _____ }

On this _____ day of September, 2015, before me, _____ a Notary Public in and for said state, personally appeared _____ known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Lester L. Michael Sr. and Barbara A. Michael Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____ »
Residing at: _____
Commission Expires: _____

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 18th day of September, 2015

Lester L Michael Sr & Barbara A. Michael Revocable Trust

By: Shirley A. Mulanix
Shirley A. Mulanix, Successor Co-Trustee

By: _____
Lester L. Michael Jr., Successor Co-Trustee

State of _____ } ss.
County of _____ }

On this _____ day of September, 2015, before me, _____ a Notary Public in and for said state, personally appeared _____ known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Lester L. Michael Sr. and Barbara A. Michael Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____ **Notary Certificate Attached**
Residing at: _____
Commission Expires: _____

State of _____ } ss.
County of _____ }

On this _____ day of September, 2015, before me, _____ a Notary Public in and for said state, personally appeared _____ known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Lester L. Michael Sr. and Barbara A. Michael Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____ »
Residing at: _____
Commission Expires: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sonoma

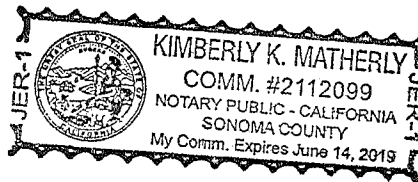
On September 18, 2015 before me, Kimberly K. Matherly – Notary Public,
personally appeared Shirley A. Mulanix

Shirley A. Mulanix who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is
are subscribed to the within instrument and acknowledged to me that he /she/ they
executed the same in his (her) their authorized capacity (ies), and that by his /her their
signature(s) on the instrument the person(s), or entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kimberly K. Matherly



CAPACITY CLAIMED BY SIGNER

- () Individual
() Corporate _____ (Title)
() Partners – () Limited () General
() Attorney-in-fact
(X) Trustee(s)
() Guardian / Conservator
() Other _____

Signer is representing Lester L Michael Sr & Barbara A Michael
Revocable Living Trust.

Document attached to Statutory Warranty Deed.

3pgs.