

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			2015-010907 Klamath County, Oregon 10/02/2015 02:37:52 PM Fee: \$62.00
shall be sent to	e is requested all tax statements of the following address:		
Daniel M. Carlson Same as Above			
File No. 60764AM		This document is being re-recorded at the request of AmeriTitle to correct the legal previously recorded as 2015-010422	

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:

Mb

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 \$\frac{\$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.



	RDED ELECTR	
10 2015	-0/04/2 ounty /	Hamath
Date 9	/21/15 Time_	3:11pm
simplifile	vww.simplifils.sem	899.469.5657

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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.

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
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 Ss.
On this day of September, 2015, before me, day of S
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. OFFICIAL STAMP HEATHER ANNE SCIURBA ROTARY PUBLIC- OREGON COMMISSION NO. 923466 NY COMMISSION EXPIRES JANUARY 09, 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

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.

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: Mulanix, Successor Co-Trustee 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

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 <u>September 18, 2015</u> before me, Kimberly K. Matherly - Notary Public, personally appeared <u>Shirley A. Mulanix</u>
proved to me on the basis of satisfactory evidence to be the persons(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. ***********************************
CAPACITY CLAIMED BY SIGNER
() Individual () Corporate(Title) () Partners – () Limited () General
() Attorney-in-fact () Trustee(s)
() Guardian / Conservator () Other
Signer is representing <u>Lester L Michael Sret Barbara</u> A Michael Revocable Living Trust.
Document attached to Statutory warranty Doed.