



**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

Until a change is requested all tax statements  
shall be sent to 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 ,**

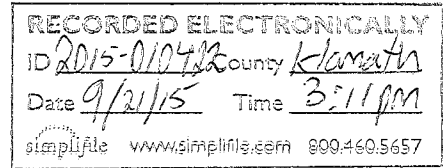
Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**The Southeasterly rectangular 36 feet of Lot 8 and the Northwesterly rectangular <sup>29</sup>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.**



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Klamath Falls, OR 97601

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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 Scurba 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 Scurba  
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 18<sup>th</sup> 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: \_\_\_\_\_

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