

2016-003019

Klamath County, Oregon 03/22/2016 01:50:46 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After record	ng return to:		
Ronald M.	Adkisson		
3735 Highy	vay 39		
Klamath Fa	lls, OR 97603		
	to the following	all tax statements address:	
3735 Highy	vay 39		
Klamath Fa	lls, OR 97603		
File No	84040 41	M	

STATUTORY WARRANTY DEED

Larry Mikelson and Maureen Joyce, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Ronald M. Adkisson,

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:

Parcel 2 of Partition No. 11-93, being Parcel 1 of Land Partition 42-92 and being a portion of TRACT 19 - JUNCTION ACRES, situated in the SW1/4 NW1/4 Section 7 Township 39 Range 10 East of the Willamette Meridian Klamath County, Oregon.

The true and actual consideration for this conveyance is \$210,000.00.

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:

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 day of Manch	<u>, 2014.</u>	
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Larry Mikelson		4.0
Maureen Joyce Jugal	1125)
State of } ss	X/I	1
County of}		
	7 7	_
	, 2016, before me,	a Notary Public in and fo
said state, personally appeared Larry Mikelson ar is/are subscribed to the within Instrument and ack		
IN WITNESS WHEREOF, I have hereunto set m		
written.		
Notary Public for the State of		
Residing at:	See No	tary
Commission Expires:	Attachr	nent

California All-Purpose Certificate of Acknowledgment

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 San Francisco	s.s.
On March 18, 2016 before me, Willie Yo	y Ching Notary Public, Name of Notary Public, Title
personally appeared <u>Larry Mikelson</u>	
Manyeen Toy Name of Signer (2)	
who proved to me on the basis of satisfactory evider is/are subscribed to the within instrument and acknown the same in his/her/their authorized capacity(ies), an instrument the person(s), or the entity upon behalf of instrument.	nce to be the person(s) whose name(s) wledged to me that he/she/they execute d that by his/her/their signature(s) on the
I certify under PENALTY OF PERJURY under the law of the State of California that the foregoing paragraph true and correct.	h is Willie YAPCHING
WITNESS my hand and official seal.	Commission # 2033524 Notary Public - California San Francisco County
Signature of Notary Public	My Comm. Expires Jul 15, 2017 Seal
Although the information in this section is not required by law, it coul this acknowledgment to an unauthorized document and may prove u	d prevent fraudulent removal and reattachment of
escription of Attached Document	Adatiional Information
he preceding Certificate of Acknowledgment is attached to a	Method of Signer Identification
ocument titled/for the purpose of	Proved to me on the basis of satisfactory evidence:
STATUTORY WARRANTY DEED	form(s) of identification credible witness(es)
ontaining 2 pages, and dated	Notarial event is detailed in notary journal on:
ne signer(s) capacity or authority is/are as:	Page # Entry #
☐ Individual(s)	Notary contact:
☐ Attorney-in-fact ☐ Corporate Officer(s)	Other
Title(s)	Additional Signer Signer(s) Thumbprints(s)
Cuardian/Canaanystar	
☐ Guardian/Conservator ☐ Partner - Limited/General ☐ Trustee(s) ☐ Other:	ì
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