

**2024-000034**

**Klamath County, Oregon**



00323651202400000340020026

01/02/2024 12:17:31 PM

Fee: \$87.00

**AFTER RECORDING RETURN TO:**

Mark M. Williams, Attorney  
180 West Sixth Avenue  
Junction City, Oregon 97448

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

Larry Mikkelsen  
27350 Cox Butte Road  
Junction City, Oregon 97448

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that LARRY N. MIKKELSEN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, warrant, sell and convey unto LARRY NELS MIKKELSEN and KEVIN DEAN MIKKELSEN, co-trustees of the LARRY NELS MIKKELSEN FAMILY TRUST dated December 28, 2023, and his successors in trust, hereinafter called grantee, grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows:

**Lot 12, Block 1, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-00.00-. However, the other consideration consists of or includes other property or value given or promised which is the whole of the consideration. The purpose of this deed is to transfer the property described from the owner herein, to the co-trustees of the LARRY NELS MIKKELSEN FAMILY TRUST dated December 28, 2023.

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The said property is free from all encumbrances except: Those of record.

“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

