



2024-005016
Klamath County, Oregon
06/21/2024 11:58:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gerard John Collins and Michelle F. Collins

802 Houge Dr.

Klamath Falls, OR 97601

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

Gerard John Collins and Michelle F. Collins

802 Houge Dr.

Klamath Falls, OR 97601

File No. 635468AM

STATUTORY WARRANTY DEED

Mark P. Mickelsen, as Trustee of the Mark P. Mickelsen Revocable Living Trust under agreement dated February 27, 2019, or to such Successor Trustee,

Grantor(s), hereby convey and warrant to

Gerard John Collins and Michelle F. Collins, as Tenants by the Entirety,

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:

Lot 34 Tract 1432-QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon being a replat of Parcel 2 o Partition 27-93 and Lots 18-26, Block 10 of Buena Vista Addition, situated in the SW ¼ of Section 19 and the NW ¼ of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

The true and actual consideration for this conveyance is \$643,000.00.

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 19 day of June, 2024

Mark P. Mickelsen, as Trustee of the Mark P. Mickelsen Revocable Living Trust under agreement dated February 27, 2019, or to such Successor Trustee

By: Mark P. Mickelsen
Mark P. Mickelsen, Trustee

State of Oregon} ss.
County of Klamath}

On this 19 day of June, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Mark P. Mickelsen known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Mark P. Mickelsen Revocable Living Trust under agreement dated February 27, 2019, or to such Successor Trustee, 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.

MCOOK
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

