

M06-11510

Klamath County, Oregon

06/07/2006 11:14:44 AM

Pages 2 Fee: \$26.00

MTL 74500-MS

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording, Return To:

**John Henry Mitchell
1324 W. Fairview Drive
Springfield, OR 97477**

1. Name(s) of the Transaction(s):

Statutory Warranty Deed

2. Direct Party (Grantor):

Robert Mitchell

3. Indirect Party (Beneficiary):

John Henry Mitchell

4. True and Actual Consideration Paid:

n/a - Gift

5. Legal Description:

**The Easterly 40 feet of Lot 11 and 12 in Block 61 LAKEVIEW ADDITION TO THE CITY
OF KLAMATH FALLS, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.**

Tax Account No: 3809-029BA-03600-000

Key No: 185472

26.00

THIS SPACE RESERVED FOR RECORDER'S USE



After recording, return to:

John Henry Mitchell
1324 W. Fairview Drive
Springfield, OR 97477

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

Same as above

Escrow No. MT74500-MS
 Title No. 0074500

SWD

STATUTORY WARRANTY DEED

Robert Mitchell, Grantor(s) hereby convey and warrant to **John Henry Mitchell, also known as John Mitchell**, 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 Easterly 40 feet of Lot 11 and 12 in Block 61 LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029EA-03600-000

Key No: 185472

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.

The true and actual consideration for this conveyance is **NONE - GIFT**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 19th day of May, 2006.

Robert Mitchell
 Robert Mitchell

State of Alaska
 County of Ketchikan

This instrument was acknowledged before me on 5-19-2006, 2006 by Robert Mitchell.

Christa Astor
 (Notary Public)

My commission expires 2/20/08

