



THIS SPACE RES

2006-019440

Klamath County, Oregon



09/27/2006 11:18:50 AM

Fee: \$21.00

After recording return to:

Troy Mitchell

2100 Arthur Street

Klamath Falls, OR 97603

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

The following address:

Troy Mitchell

2100 Arthur Street

Klamath Falls, OR 97603

Escrow No. MT76273-TM

Title No. 0076273

SWD

MT76273-TM

STATUTORY WARRANTY DEED

John D. O'Neil and Annie O'Neil, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Troy Mitchell and Jennifer Mitchell, 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:

The North half of Lot D of Resubdivision of ENTERPRISE TRACT NO. 24, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-003BD-01900-000

Key No: 525587

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$80,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 25 day of Sept 2006

John D. O'Neil

John D. O'Neil

Annie O'Neil

Annie O'Neil

State of Oregon

County of Klamath

This instrument was acknowledged before me on Sept 25, 2006 by John D. O'Neil and Annie O'Neil.

[Signature]
(Notary Public for Oregon)



My commission expires 12/17/09

2100