

MT 84138-LW

THIS SPACE RESERVED FOR RECORDER'S USE



2009-003212

Klamath County, Oregon



00061916200900032120020021

03/04/2009 03:22:42 PM

Fee: \$26.00

After recording return to:

SCOTT P. MITCHELL

2530 ALLIANCE RD

ARCATA, CA 95521

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

SCOTT P. MITCHELL

2530 ALLIANCE RD

ARCATA, CA 95521

Escrow No. MT84138-LW

Title No. 0084138

SWD

STATUTORY WARRANTY DEED

HELENE ISBELL BIGGANE, Grantor(s) hereby convey and warrant to **SCOTT P. MITCHELL and JOHN J. IRWIN, as tenants in common**, 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 10, Block 12 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$5,000.00**.

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. 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.

Dated this 03 day of March, 09.


HELENE ISBELL BIGGANE

STATE OF CALIFORNIA

ss.

COUNTY OF

On _____, 2009 before me, _____ personally appeared HELENE ISBELL BIGGANE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that SHE executed the same in her authorized capacity(ies), and that by her signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY CERTIFICATE ATTACHED

Signature _____

26AMT

All Purpose Acknowledgment

State of California

County of San Diego

} ss

On March 2nd, 2009 before me, Rosa L. Shook, Notary Public
personally appeared Helene Michelle Isbell Biggane
N/A who proved to me

on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.



Witness my hand and official seal.

Signature:

Rosa L. Shook

(Seal)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could
prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document:

Title or type of document: Statutory Warrantee Deed

Document Date: 03/02/2009 Number of Pages: ONE

Signer(s) Other Than Named Above: N/A