

WT 85455-SH

THIS SPACE R

2009-009465

Klamath County, Oregon



00069265200900094650030036

07/10/2009 03:26:32 PM

Fee: \$31.00

After recording return to:

CORY BRAMWELL

4416 BLACKBERRY COURT

KLAMATH FALLS, OR 97603

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

CORY BRAMWELL

4416 BLACKBERRY COURT

KLAMATH FALLS, OR 97603

Escrow No. MT85455-SH

Title No. 0085455

SWD

### STATUTORY WARRANTY DEED

**JOHN R. MITCHELL AND NONA R. MITCHELL, CO-TRUSTEES OF THE MITCHELL FAMILY TRUST, DATED OCTOBER 12, 2001**, Grantor(s) hereby convey and warrant to **CORY BRAMWELL and CHELSEA BRAMWELL, 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 21, Block 13, TRACT 1170 - THIRD ADDITION TO THE MEADOWS, 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:

**2009-2010 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$185,000.00**.

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.

3/amt

Dated this 3 day of July, 2009

THE MITCHELL FAMILY TRUST, DATED OCTOBER 12, 2001

BY

John R. Mitchell

JOHN R. MITCHELL, CO-TRUSTEE

Nona R. Mitchell

NONA R. MITCHELL, CO-TRUSTEE

State of California  
County of Fresno

This instrument was acknowledged before me on July 3, 2009 by JOHN R. MITCHELL AND NONA R. MITCHELL, AS CO-TRUSTEES OF THE MITCHELL FAMILY TRUST, DATED OCTOBER 12, 2001.

Brenda Naranjo  
(Notary Public for ~~Oregon~~  
California)

My commission expires Feb. 12, 2013

see CA All Purpose Acknowledgement  
page

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Fresno

On July 3, 2009 before me, Brenda Naranjo, Notary Public  
personally appeared John R. Mitchell and  
Nona R. Mitchell



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 Brenda Naranjo  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

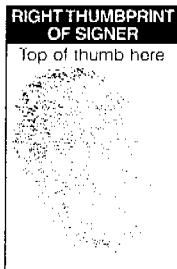
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Statutory Warranty Deed  
Document Date: July 3, 2009 Number of Pages: 2  
Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: John R. Mitchell  
☐ Individual  
☐ Corporate Officer --- Title(s): \_\_\_\_\_  
☐ Partner --- ☐ Limited ☐ General  
☐ Attorney in Fact  
☒ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: Nona R. Mitchell  
☐ Individual  
☐ Corporate Officer --- Title(s): \_\_\_\_\_  
☐ Partner --- ☐ Limited ☐ General  
☐ Attorney in Fact  
☒ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_