

2009-011272
Klamath County, Oregon



08/21/2009 03:15:32 PM

Fee: \$26.00



THIS SPACE

After recording return to:
Chancey D. Koon and Amanda N.
Koon
6407 Harlan Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Chancey D. Koon and Amanda N. Koon
6407 Harlan Drive
Klamath Falls, OR 97603

File No.: 7021-1446819 (ALF)
Date: July 22, 2009

STATUTORY WARRANTY DEED

Bruce C Mitchell and Debra A Mitchell, Trustees under the Bruce C Mitchell and Debra A Mitchell Living Trust dated December 3, 2003, Grantor, conveys and warrants to **Chancey D. Koon and Amanda N. Koon, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 18 Block 19 of Tract 1127-Ninth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$212,000.00**. (Here comply with requirements of ORS 93.030)

FLU

APN: R566122

Statutory Warranty Deed
- continued

File No.: 7021-1446819 (ALF)
Date: 07/22/2009

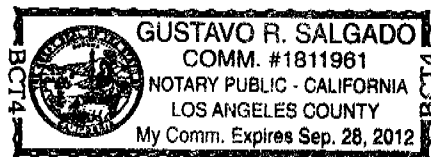
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 13 day of Aug, 2009.

Bruce C Mitchell and Debra A Mitchell,
Trustees under the Bruce C Mitchell and
Debra A Mitchell Living Trust dated
December 3, 2003

Bruce C Mitchell
Bruce C Mitchell, Trustee

Debra A Mitchell
Debra A Mitchell, Trustee



STATE OF ~~Oregon~~ CALIFORNIA)
County of ~~Klamath~~ LOS ANGELES) ss. YL

This instrument was acknowledged before me on this 13th day of AUGUST, 2009
by as of Bruce C Mitchell and Debra A Mitchell, Trustees under the Bruce C Mitchell and Debra A Mitchell
Living Trust dated December 3, 2003, on behalf of the .

Gustavo R. Salgado
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: 9-28-2012