

Returned to County Clerk
Scott MacArthur

2013-008038

Klamath County, Oregon



00139248201300080380010015

07/16/2013 10:13:18 AM

Fee: \$37.00

BARGAIN AND SALE DEED

William Mitchell
1672 Herndon Road #105
Ceres, CA 95307-4420
Grantor

Jessica Dawkins
2421 Radcliffe*
Klamath Falls, OR 97601
Grantee

After recording return to:
Grantee

After recording send tax statements to:
SAME

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM MITCHELL, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to JESSICA DAWKINS, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

LOT 17, BLOCK 306 DARROW 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.

R-3809-033DD-07700-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is OTHER THAN MONEY

Dated this 5 day of July, 2013.

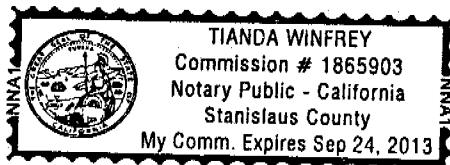
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

William Mitchell

STATE OF CALIFORNIA, County of Stanislaus)ss.

Personally appeared the above named William Mitchell, and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)



Before me:
Notary Public for CALIFORNIA, County of Stanislaus
My Commissioner Expires: 09/24/2013