



MT100455MS

THIS SPACE RESERVED FOR RECORDER'S USE

2014-003798

Klamath County, Oregon

04/22/2014 02:06:30 PM

Fee: \$47.00

After recording return to:

Jeremy R. Bizon

4726 Sturdivant Avenue

Klamath Falls, OR 97603

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

Jeremy R. Bizon

4726 Sturdivant Avenue

Klamath Falls, OR 97603

Escrow No. MT100455MS

Title No. 0100455

SWD r.020212

STATUTORY WARRANTY DEED

Mitchell Properties, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Jeremy R. Bizon,

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 8 in Block 7, TRACT NO. 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$138,000.00**.

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:

\$47.00

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, 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.

Dated this 1st day of April, 2014

Mitchell Properties, LLC, an Oregon Limited Liability Company

BY:

Kelly A. Mitchell
Kelly A. Mitchell, Member

State of OR
County of KLAMATH

On this 1st day of April, 2014, before me, Marjorie A. Stuart the undersigned, a Notary Public in and for said State, personally appeared Kelly A. Mitchell, as Member of Mitchell Properties, LLC, an Oregon Limited Liability Company as Manager of Mitchell Properties, LLC., an Oregon Limited Liability Company a Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this instrument first above written.

Marjorie A. Stuart
Notary Public for OR
Residing at: Klamath Falls OR
Commission Expires: 12/20/14

