

# 2015-004257

Klamath County, Oregon 05/04/2015 04:02:56 PM

Fee: \$47.00

#### THIS SPACE RESERVED FOR RECORDER'S USE

After recordi	ing return to:	
Evert Brow	n and Joann Brown	
2761 Ivan I	Lane	
Klamath Fa	alls, OR 97603	
		-
Until a change is requested all tax statements		
shall be sent	to the following address:	
Evert Brow	n and Joann Brown	
2761 Ivan I	Lane	······································
Klamath Fa	ills, OR 97603	
File No.	45024AM	

## STATUTORY WARRANTY DEED

### Mitchell Properties, LLC an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

## Evert Brown and Joann Brown, as Tenants by the Entirety,

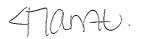
Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 17, Block 17, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$214,900.00.

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:

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.



Page 2 Statutory Warranty Deed Escrow No. 45024AM
Dated this
Mitchell Properties, LLC and Oregon Limited Liability Company
By Mitchell, Sole Member
State of Oregon } ss County of Klamath}
On this day of May, 2015, before me, COUNCE F. Treasure a Notary Public in and for said state, personally appeared Kelly Mitchell. Sole Member for Mitchell Properties, LLC and Oregon Limited Liability Company , known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
Cherice J. Deasure
Notary Public for the State of Oregon  Residing at: Oregon
Commission Expires:  OFFICIAL SEAL CHERICE F TREASURE NOTARY PUBLIC- OREGON COMMISSION NO. 468299 NY COMMISSION EXPIRES JUNE 17, 2016