



2016-006908
Klamath County, Oregon
06/30/2016 10:41:11 AM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Casey Rietdyk and Sarah C. Rietdyk
4351 Calimesa Way
Klamath Falls, OR 97603

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

Casey Rietdyk and Sarah C. Rietdyk
4351 Calimesa Way
Klamath Falls, OR 97603
File No. 103170AM

STATUTORY WARRANTY DEED

Robert K. Mitchell and Kristen I. Mitchell,

Grantor(s), hereby convey and warrant to

Casey Rietdyk and Sarah C. Rietdyk, 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 3 in Block 25 of Tract 1194, TENTH 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 **\$312,000.00**.

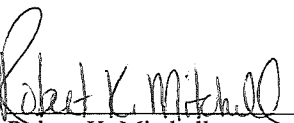
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

day of

June 2016


Robert K. Mitchell

By:



Kristen L. Mitchell, his attorney in fact

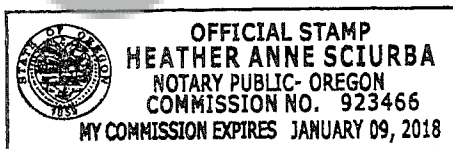

Kristen L. Mitchell

State of Oregon } ss
County of Klamath }

On this 28 day of June, 2016, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Kristen I. Mitchell individually and as Power of Attorney for Robert K. Mitchell, 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: January 9, 2018



ON



KNOW ALL MEN BY THESE PRESENTS, That I, Robert K. Mitchell

have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Kristen I. Mitchell my true and lawful attorney for me and in my name, place and stead, and for my use and benefit to sell and convey to any party or parties at such price or prices and upon such terms as shall seem meet, all or any portion of the following described real property situate, lying and being in the county of Klamath in the state of Oregon and more particularly described, as follows, to-wit: Lot 3 in Block 25 of Tract 1194

TENTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the

County Clerk, Klamath County, Oregon. Also known as: 4351 Calimesa Way, Klamath Falls, OR 97603

with all the privileges and appurtenances thereunto belonging or in anywise appertaining, and for me and in my name to make out, execute, acknowledge and deliver proper deeds of conveyance of the same with or without covenants of seisin, freedom from encumbrances and warranty.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or my said attorney's substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

In construing this instrument and where the context so requires, the singular includes the plural.

Dated June 21, 2016

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 21st, 2016

Robert Mitchell



OFFICIAL SEAL
JOAQUIN ALONZO ORTEGA
NOTARY PUBLIC-OREGON
COMMISSION NO. 932374
MY COMMISSION EXPIRES SEPTEMBER 18, 2018

Joaquin Ortega

Notary Public for Oregon

My commission expires 9-18-18

POWER OF ATTORNEY

Robert K. Mitchell

TO

Kristen I. Mitchell

AFTER RECORDING RETURN TO

Robert & Kristen Mitchell

4351 Calimesa Way

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of _____ of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

POWER OF ATTORNEY
Robert K. Mitchell

to
Kristen I. Mitchell

AFTER RECORDING RETURN TO:
Kristen I. Mitchell

4351 Calimesa Way
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

POS

POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, Robert K. Mitchell have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Kristen I. Mitchell my true and lawful attorney for me and in my name, place and stead, and for my use and benefit to: Execute any and all documents necessary to sell and convey, mortgage and hypothecate, including but not limited to deeds, contracts, earnest money agreements, escrow instructions, miscellaneous lender originated documents, and to receive and to disburse any and all funds CONCERNING the following described property:

4351 Calimesa Way, Klamath Falls, OR 97603 and more particularly described as follows:

Lot 3 in Block 25 of Tract 1194, TENTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

with all the privileges and appurtenances thereunto belonging or in anywise appertaining, and for me and in my name to make out, execute, acknowledge and deliver proper deeds of conveyance of the same with or without covenants of seisin, freedom from encumbrances and warranty.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or my said attorney's substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

In construing this instrument and where the context so requires, the singular includes the plural.

Dated June 29, 2016

[Signature]
Robert K. Mitchell

STATE OF Washington
COUNTY OF Pierce

On this 29 day of June, 2016, personally appeared the above named Robert K. Mitchell and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:

Karen Richardson
Karen Richardson Notary
Notary Public for Washington State
My commission expires 4-5-2020

