



THIS SPACE RESERVED FOR

2017-012351
Klamath County, Oregon
10/26/2017 02:47:43 PM
Fee: \$47.00

After recording return to:
Brandon D. Ray
P.O. Box 182
Chemult, OR 97731

Until a change is requested all tax statements shall be sent to the following address:
Brandon D. Ray
P.O. Box 182
Chemult, OR 97731
File No. 187067AM

STATUTORY WARRANTY DEED

Ronald M. Mitchell and Kathleen I. Mitchell,
as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Brandon D. Ray,

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:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is the Southwest corner of the Southeast quarter of the Northeast quarter of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°41' 02" East along the quarter - Section line 656.20 feet; thence North 1°43' 00" East 331.40 feet; thence North 89°32' 59" West 659.95 feet to the one-sixteenth section line; thence South 1°03' 55" West 332.87 feet along the one-sixteenth line to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2310-36A0-00900-000 / Tax Account No. R138755

The true and actual consideration for this conveyance is \$140,000.00.
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 26th day of October, 2017.

Ronald M. Mitchell
Ronald M. Mitchell

Kathleen I. Mitchell
Kathleen I. Mitchell

State of OR } ss
County of Deschutes }

On this 26 day of October, 2017, before me, Dawn Bristow a Notary Public in and for said state, personally appeared RONALD M. MITCHELL AND KATHLEEN I. 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.

Dawn Bristow
Notary Public for the State of OR
Residing at: Bend
Commission Expires: 2/5/19

