

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Land Naturally
117 Bernal Road, Ste. 70-628
San Jose, CA 95119

2018-004811

Klamath County, Oregon



00220982201800048110020029

04/20/2018 02:47:22 PM

Fee: \$47.00

WARRANTY DEED

THE GRANTOR(S),

- Alfonso C. and Bernadette M. Mitchell, PO BOX 51454, San Jose, CA 95151,

for and in consideration of: Two Thousand, Three Hundred and Fifty Dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Melissa A. Simpson and Karen S. Newmyer, Joint Tenants with Rights of Survivorship, the following described real estate, situated in the County of Klamath, OR, State of Oregon:

Parcel ID

Recorder: Legal Description

R327970 Lot 1, Block 34, Fourth Addition to Nimrod River Park. Situate in the County of Klamath in the state of OR.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 17 Apr. 2018

Alfonso C. Mitchell
Alfonso C. Mitchell
PO BOX 51454, San Jose, CA 95151

Grantor Signatures:

DATED: 4-17-2018

Bernadette M. Mitchell
Bernadette M. Mitchell
PO BOX 51454, San Jose, CA 95151

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, _____
by Alfonso C. and Bernadette M. Mitchell.

A notary public or other officer completing this certificate
verifies only the identity of the individual who signed
the document, to which this certificate is attached, and not
the truthfulness, accuracy, or validity of that document.

Notary Public
Signature of person taking acknowledgment

Title (and Rank)

State of California, County of Santa Clara
On 4/17/2018 before me, Pearl Castillo
Notary Public, personally appeared Alfonso C. Mitchell & Bernadette M. Mitchell
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.
WITNESS my hand and official seal. Pearl Castillo

