



THIS SPACE RESERVED FOR

2019-010786

Klamath County, Oregon

09/16/2019 03:18:01 PM

Fee: \$87.00

After recording return to:

Thomas J. Mitchell

2064 Van Ness Ave.

Klamath Falls, OR 97601

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

Thomas J. Mitchell

2064 Van Ness Ave.

Klamath Falls, OR 97601

File No. 318573AM

STATUTORY WARRANTY DEED

Chad W. Raye,

Grantor(s), hereby convey and warrant to

Thomas J. Mitchell,

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:

Lots 16 and 17 in Block 7 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a portion of Lot 15, Block 7 in HILLSIDE ADDITION to the city of Klamath Falls, described as follows:

Beginning at the Southeast corner of said Lot 15; thence Southwesterly along the Southeasterly boundary of Lot 15 a distance of 4.0 feet; thence North 15°04' East 37.4 feet to a point on the Northeasterly boundary of said Lot 15; thence Southeasterly along the Northeasterly boundary of said Lot 15, 37.0 feet to the point of beginning.

ALSO that portion of Lot 15 in Block 7 of HILLSIDE ADDITION to the City of Klamath Falls, described as follows:

Beginning at the Northeast corner of said Lot 15; thence West along the South line of Van Ness Avenue 18 feet; thence Southeasterly to a point on the Northeasterly boundary of said Lot 15 which point is 42.0 feet Southeasterly from the Northeast corner of said Lot 15; thence Northwesterly along the Northeasterly boundary of said Lot 15, 42.0 feet to the point of beginning.

ALSO the Northwesterly one-half of that portion of vacated Lawrence Street adjacent to said Lot 17 and the Northeasterly 10 feet of Lot 16.

The true and actual consideration for this conveyance is \$252,500.00.

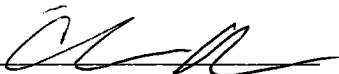
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2019-2020 Real Property Taxes, a lien not yet due and payable

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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 13 day of September, 2019.


Chad W. Raye

State of Oregon } ss
County of Klamath }

On this 13 day of September, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Chad W. Raye, 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 County
Commission Expires: 3/15/22

