

2020-008916

Klamath County, Oregon



00262433202000089160030032

07/21/2020 11:40:43 AM

Fee: \$92.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Nicholas C. Mears, Esq.
GUERRERO MEARS LLP
5001 E. Commercenter Drive,
Suite 250
Bakersfield, CA 93309

MAIL TAX STATEMENTS TO:

The Travis and Betty Ann Mitchell Family Trust
10312 Appaloosa Avenue
Bakersfield, CA 93314

**QUITCLAIM DEED
(ORS §93.110)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Betty Ann Mitchell, a married woman, the GRANTOR, whose mailing address is 13012 Appaloosa Avenue, Bakersfield, CA 93314;

hereby RELEASES AND QUITCLAIMS to

Travis H. Mitchell, Jr. and Betty Ann Mitchell, as Trustees of **The Travis and Betty Ann Mitchell Family Trust** dated May 28, 2020, the GRANTEE, whose mailing address is 13012 Appaloosa Avenue, Bakersfield, CA 93314;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as Empty Lot, Klamath Falls. OR.

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property: including, but not limited to, the power to convey.

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: May 28, 2020


Betty Ann 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.

STATE OF CALIFORNIA)
) ss.
COUNTY OF KERN)

On May 28, 2020 before me, Leslee R. Vincent, Notary Public, personally appeared **Betty Ann Mitchell** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Signature: 

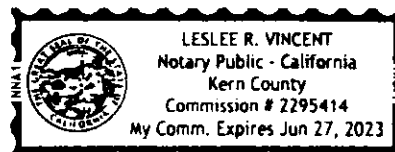


EXHIBIT A

THE NW 1/4 OF THE SE 1/4 OF SECTION 6. TOWNSHIP 36 SOUTH. RANGE 11 EAST
OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY. STATE OF OREGON, MORE
PARTICULARLY DESCRIBED IN THE DEED FILED WITH THE COUNTY RECORDER'S
OFFICE IN VOLUME M88, AT PAGE 489

and more commonly known as Empty Lot, Klamath Falls, OR 97601.

TAX PARCEL NUMBER: R344513