

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

800 Willamette Street, Ste 500
Eugene, OR 97401

AFTER RECORDING RETURN TO:

Pam Mitchell
1518 Crescent Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Pam Mitchell
1518 Crescent Avenue
Klamath Falls, OR 97601

1518 Crescent Avenue, Klamath Falls, OR 97601

2021-007793

Klamath County, Oregon

05/17/2021 10:32:01 AM

Fee: \$82.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Pamela Mitchell who acquired title as Pamela Graham, Grantor, conveys to **Pam Mitchell**, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

The Easterly 128 feet of Lot 5 in Block 32 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon. ALSO beginning at the Southwest corner of Lot 6 in Block 32 of Hillside Addition to the City of Klamath Falls, Oregon, thence Easterly along the Southerly line of said Lot 6, 50 feet to the true point of beginning; thence Easterly along the Southerly line of said Lot 6, 10 feet; thence Northerly parallel with Crescent Avenue 50 feet; thence Westerly and parallel to Fulton Street (formerly Albertson Street) 10 feet; thence Southerly and parallel to Crescent Avenue 50 feet to the point of beginning.

The true consideration for this conveyance is TO CORRECT VESTING. (See ORS 93.030).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: MAY 11 2021

Pam Mitchell
Pam Mitchell

State of OREGON
County of KLAMATH

This instrument was acknowledged before me on MAY 11 2021 by Pam Mitchell.

Kent Johnson
Notary Public - State of Oregon

My Commission Expires: August 30 2024

