



THIS SPACE RESERVED FOR

2021-010994

Klamath County, Oregon

07/16/2021 09:17:00 AM

Fee: \$87.00

After recording return to:

Philip Leo Worroll

116 Lyon Ct SW

Albany, OR 97322

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

Philip Leo Worroll

116 Lyon Ct SW

Albany, OR 97322

File No. 474350AM

STATUTORY WARRANTY DEED

National Mitigation Services LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Philip Leo Worroll,

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:

Lot 78, Block 18, OREGON PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

3511-010D0-01600

The true and actual consideration for this conveyance is \$3,900.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

Am Title 474350AM

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 16th day of July, 2021

National Mitigation Services LLC, an Oregon limited liability company

By: [Signature]
Mark Bordcosh, Member

State of Oregon} ss
County of Marion}

On this 16th day of July, 2021, before me, Becky A. McKibben (bm) a Notary Public in and for said state, personally appeared Mark Bordcosh known or identified to me to be the Managing Member in the Limited Liability Company known as National Mitigation Services LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Becky A. McKibben
Notary Public for the State of Oregon
Residing at: Salem, Oregon
Commission Expires: 8-11-2023

