



THIS SPACE RESERVED FOR

2021-016393
Klamath County, Oregon
10/29/2021 03:10:01 PM
Fee: \$92.00

After recording return to:

Robert A. Mitchell

10136 Mather Ave.

Sunland, CA 91040

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

Robert A. Mitchell

10136 Mather Ave.

Sunland, CA 91040

File No. 490597AM

STATUTORY WARRANTY DEED

Agustin Enriquez and Angelita Enriquez, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Robert A. 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:

The property described in Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration for this conveyance is \$825,000.00.

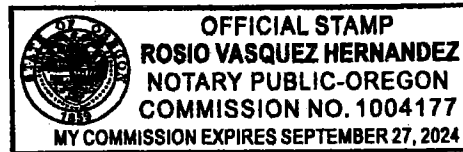
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 27 day of October, 2021.

Agustin Enriquez
Agustin Enriquez

Angelita Enriquez
Angelita Enriquez



State of Oregon } ss
County of Klamath }

On this 27 day of October, 2021, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared Agustin Enriquez and Angelita Enriquez, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: Sept 27, 2024

EXHIBIT "A"

PARCEL 1:

Lots 5 and 6, Block 23A of the Re-Subdivision of Block 23, INDUSTRIAL 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.

PARCEL 2:

The Southwesterly 1/2 of Lots 3 and 4, Block 23A of the Resubdivision of Block 23, INDUSTRIAL 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.

PARCEL 3:

The Northwesterly 1/2 of Lots 3 and 4, Block 23A of the RE-SUBDIVISION OF BLOCK 23, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon.

PARCEL 4:

Northeasterly 1/2 of Lots 1 and 2, Block 23A of the Re-Subdivision of Block 23, INDUSTRIAL 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.

PARCEL 5:

The Southwesterly 1/2 of Lots 1 and 2, Block 23A of the Re-Subdivision of Block 23, INDUSTRIAL 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.

PARCEL 6:

Lots 7 and 8, Block 23A of the Re-Subdivision of Block 23, INDUSTRIAL 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.