



2023-003122
Klamath County, Oregon
04/26/2023 09:18:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Raymond M. Mollett and Lindsay R. Mollett
39741 Bunn Way
Bonanza, OR 97623

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

Raymond M. Mollett and Lindsay R. Mollett
39741 Bunn Way
Bonanza, OR 97623
File No. 586114AM

STATUTORY WARRANTY DEED

Ellenborough Corporation, an inactive Delaware Corporation,

Grantor(s), hereby convey and warrant to

Raymond M. Mollett and Lindsay R. Mollett, as Tenants by the Entirety

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:

A parcel of land located in the NE1/4 SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being that portion of that parcel of land described in Volume M-87 at Page 9081, Klamath County Deed Records, lying Southeasterly of the Horsefly Irrigation District's 50 foot wide canal right of way as described in Volume 275 at Page 135 and North of a 120 foot by 140 foot parcel of land described in Volume 269 at Page 592 and Volume 99 at Page 438, and Westerly of that parcel of land described in Volume M-72 at Page 4631, all in Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$10,000.00.

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 18 day of APRIL, 2023.

Ellenborough Corporation

By: [Signature]
Jeevan Bihari, authorized signer

State of Oregon } ss
County of Washington }

On this 18 day of April, 2023, before me, Cynthia L. Krogh a Notary Public in and for said state, personally appeared Jeevan Bihari, authorized signer 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: Washington Co
Commission Expires: 9-30-25

