

THIS SPACE RESERVED FOR RI

2023-005600

Klamath County, Oregon



00317004202300056000030033

07/07/2023 11:58:23 AM

Fee: \$92.00

Pamela G. Mitchell

3440 Caves Highway

Cave Junction, OR 97523

Grantor's Name and Address

Danny J. Mitchell and Pamela G. Mitchell

3440 Caves Highway

Cave Junction, OR 97523

Grantee's Name and Address

After recording return to:

Danny J. Mitchell and Pamela G. Mitchell

3440 Caves Highway

Cave Junction, OR 97523

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

Danny J. Mitchell and Pamela G. Mitchell

3440 Caves Highway

Cave Junction, OR 97523

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### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Pamela G. Mitchell** who acquired title as **Pam Mitchell**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Danny J. Mitchell and Pamela G. Mitchell, as Tenants by the Entirety**,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

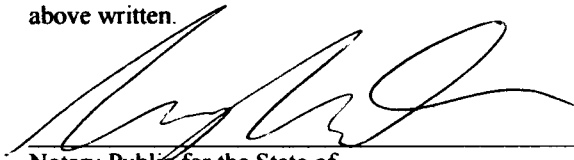
In Witness Whereof, the grantor has executed this instrument this 31<sup>st</sup> day of May, 2023, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
Pamela G. Mitchell

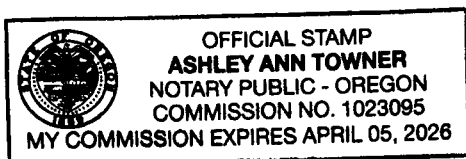
State of Oregon } ss  
County of Josephine }

On this 31<sup>st</sup> day of May, 2023, before me, Ashley Ann Towner a Notary Public in and for said state, personally appeared Pamela Gail Mitchell, 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.



Notary Public for the State of  
Residing at: 135 S. Redwood Hwy. Cave Junction, OR 97523  
Commission Expires: April 5, 2026



**Legal description  
Exhibit "A"**

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.