

2024-002643

Klamath County, Oregon

04/09/2024 01:52:01 PM

Fee: \$102.00



After recording return to:  
Bob G. Mitchell  
1120 Linnwood Drive NE  
Albany, OR 97322

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Bob G. Mitchell  
1120 Linnwood Drive NE  
Albany, OR 97322

File No.: 7161-4141388 (1b)  
Date: March 21, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Homedale Terrace Homes and Land LLC, an Oregon Limited Liability Company,**  
Grantor, conveys and warrants to **Bob G. Mitchell**, Grantee, the following described real  
property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$575,000.00**. (Here comply with requirements of ORS 93.030)

APN: **892634**

Statutory Warranty Deed  
- continued

File No.: **7161-4141388 (1b)**

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 25th day of March, 2024.

Homedale Terrace Homes and Land, LLC, an  
Oregon limited liability company

By: Brent Thomas  
Name: Brent Thomas  
Title: Member

APN: **892634**

Statutory Warranty Deed  
- continued

File No.: **7161-4141388 (lb)**

STATE OF Nevada                    )  
  )ss.  
County of CLARK                    )

This instrument was acknowledged before me on this 25th day of March, 2024  
by Brent Thomas as Member of Homedale Terrace Homes and Land LLC, an Oregon Limited  
Liability Company, on behalf of the limited liability company.

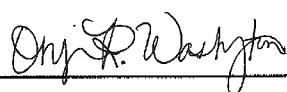


Onjelle Renee Washington

NOTARY PUBLIC  
STATE OF NEVADA

Appt. No. 21-5110-01

Expires June 22, 2025

  
\_\_\_\_\_

Notary Public for Nevada  
My commission expires: 06/22/2025

Notarized remotely using audio-video communication technology via Proof.

APN: **892634**

Statutory Warranty Deed  
- continued

File No.: **7161-4141388 (lb)**

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL I:**

**Lots 2, 4, 13, 14, and 15 Tract 1407 - HOMEDALE TERRACE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**PARCEL II:**

**Parcel 1, LAND PARTITION 31-17 A REPLAT OF LOT 28, LOT 29, AND LOT 30 OF TRACT 1407 - HOMEDALE TERRACE in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon, and recorded April 10, 2018 as Instrument No. 2018-004328.**

**PARCEL III:**

**Parcel 1, LAND PARTITION 28-17 A REPLAT OF LOT 18 AND LOT 27 OF TRACT 1407 - HOMEDALE TERRACE in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon and recorded April 10, 2018 as Instrument No. 2018-004327.**

**PARCEL IV:**

**Parcel 1, LAND PARTITION 26-17 A REPLAT OF LOT 20 AND LOT 25 OF TRACT 1407 HOMEDALE TERRACE in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon, and recorded April 10, 2018 as Instrument No. 2018-004326.**

**PARCEL V:**

**Parcel 1, LAND PARTITION 25-17 A REPLAT OF LOT 21 AND LOT 24 OF TRACT 1407 HOMEDALE TERRACE in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon and recorded April 10, 2018 as Instrument No. 2018-004324.**

**PARCEL VI:**

**Parcels 1 and 2, LAND PARTITION 24-17 A REPLAT OF LOT 22 AND LOT 23 OF TRACT 1407 HOMEDALE TERRACE in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon and recorded**

APN: **892634**

Statutory Warranty Deed  
- continued

File No.: **7161-4141388 (lb)**

**April 10, 2018 as Instrument No. 2018-004323.**

**PARCEL VII:**

**Parcel 2, LAND PARTITION 31-17 A REPLAT OF LOT 28, LOT 29, AND LOT 30 OF TRACT 1407 - HOMEDALE TERRACE in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon, and recorded April 10, 2018 as Instrument No. 2018-004328.**

**PARCEL VII:**

**Parcel 3, LAND PARTITION 31-17 A REPLAT OF LOT 28, LOT 29, AND LOT 30 OF TRACT 1407 HOMEDALE TERRACE in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon, and recorded April 10, 2018 as Instrument No. 2018-004328.**

**PARCEL IX:**

**Parcels 1, 2 and 3 LAND PARTITION 32-17 A REPLAT OF LOT 31, LOT 32, AND LOT 33 TRACT 1407 HOMEDALE TERRACE in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon, and recorded April 10, 2018 as Instrument No. 2018-004329.**

**PARCEL X:**

**Parcels 1, 2 and 3, LAND PARTITION 23-17 A REPLAT OF LOT 34, LOT 35 AND LOT 36 OF TRACT 1407 HOMEDALE TERRACE in the SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon and recorded April 10, 2018 as Instrument No. 2018-004322.**