

2024-003014

Klamath County, Oregon



00327404202400030140030033

THIS SPACE PROVIDED FOR RECORDER'S USE (

04/19/2024 03:24:52 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:

Thomas J. Mitchell
2064 Van Ness Ave.
Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:

Thomas J. Mitchell
2064 Van Ness Ave.
Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

- Thomas J. Mitchell, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases with covenants to the GRANTEE(S):

- Thomas J. Mitchell and Jenniffer R. Dienhart-Mitchell a married couple with rights of survivorship,, 2064 Van Ness Ave., Klamath Falls, Klamath County, Oregon, 97601, the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon:

(legal description): Lots 16 and 17 in Block 7 of HILLSIDE 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.

ALSO a portion of Lot 15, Block 7 in HILLSIDE ADDITION to the city of Klamath Falls,
Described as follows:

Beginning at the Southeast corner of said Lot 15; thence Southwesterly along the Southeasterly boundary of Lot 15 a distance of 4.0 feet; thence North 15°04' East 37.4 feet to a point on the Northeasterly boundary of said Lot 15; thence Southeasterly along the Northeasterly boundary of said Lot 15, 37.0 feet to the point of beginning.

ALSO that portion of Lot 15 in Block 7 of HILLSIDE ADDITION of the City of Klamath Falls, described as follows:

Beginning at the Northeast corner of said Lot 15; thence West along the South line of Van Ness Avenue 18 feet; thence Southeasterly to a point on the Northeasterly boundary of said Lot 15 which point is 42.0 feet Southeasterly from the Northeast corner of said Lot 15; thence Northwesterly along the Northeasterly boundary of said Lot 15, 42.0 feet to the point of beginning.

ALSO the Northwesterly one-half of that portion of vacated Lawrence Street adjacent to said Lot 17 and the Northeasterly 10 feet of Lot 16.

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

Tax Parcel Number: R-3809-028BB-01600-000

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. 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.

Grantor Signatures:

DATED: April 19, 2024

Thomas J. Mitchell

Thomas J. Mitchell
2064 Van Ness Ave.
Klamath Falls, Oregon, 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 19 day of April,
2024 by Thomas J. Mitchell.



Emily Louise Mengis
Notary Public

Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires April 10, 2027