

2024-008052

Klamath County, Oregon

09/13/2024 02:52:02 PM

Fee: \$87.00



After recording return to:
Andrea Lani Mendes
5504 Edith Way
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Andrea Lani Mendes
5504 Edith Way
Klamath Falls, OR 97603

File No.: 7161-4195224 (lb)
Date: August 19, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bob G. Mitchell, Grantor, conveys and warrants to **Andrea Lani Mendes**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Parcel 1, 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 April 10, 2018 as Instrument No. 2018-004323.

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.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$280,000.00**. (Here comply with requirements of ORS 93.030)

