



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

**2024-008052**

Klamath County, Oregon

09/13/2024 02:52:02 PM

Fee: \$87.00

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)

APN: 892670

Statutory Warranty Deed  
- continued

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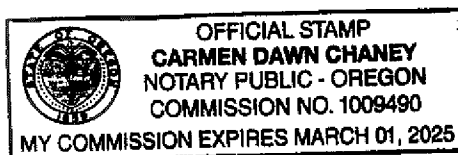
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 12 day of Sept, 2024.

Bob G. Mitchell  
Bob G. Mitchell

STATE OF Oregon )  
County of Linn )ss.

This instrument was acknowledged before me on this 12 day of Sept, 2024  
by **Bob G. Mitchell**.



Carmen Chaney  
Notary Public for Oregon  
My commission expires: 3-25