



After recording return to:
Anne Davenport
5359 Shasta Way
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Anne Davenport
5359 Shasta Way
Klamath Falls, OR 97603

File No.: 7161-4203608 (SA)
Date: September 16, 2024

2024-009056
Klamath County, Oregon
10/17/2024 12:03:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Danny J. Mitchell and Pamela G. Mitchell, as tenants by the entirety, Grantor, conveys and warrants to **Anne Davenport**, 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 **\$239,500.00**. (Here comply with requirements of ORS 93.030)

APN: 304156

Statutory Warranty Deed
- continued

File No.: 7161-4203608 (SA)

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 9th day of October, 2024.

Pamela G. Mitchell
Pamela G. Mitchell

Danny J. Mitchell
Danny J. Mitchell

STATE OF Oregon)
County of ~~Klamath~~ Josephine)ss.

This instrument was acknowledged before me on this 9th day of October, 2024
by **Pamela G. Mitchell and Danny J. Mitchell.**



[Signature]
Notary Public for Oregon
My commission expires: May 18, 2028

APN: **304156**

Statutory Warranty Deed
- continued

File No.: **7161-4203608 (SA)**

EXHIBIT A

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

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.

Note: this legal description was created prior to January 1, 2008.