

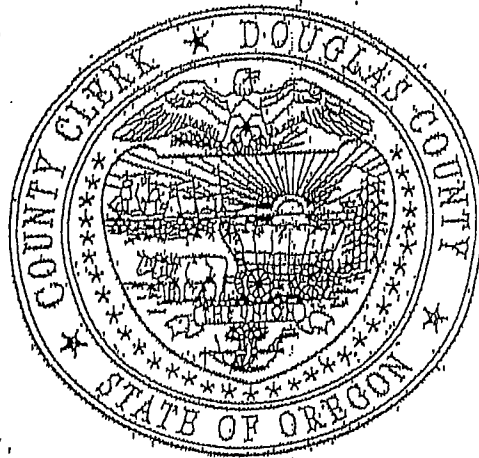
2024-010991

Klamath County, Oregon

12/19/2024 03:02:01 PM

Fee: \$92.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED



Escrow: 4219280 Doc: WD
Parties: Kittelma - Mitchell

First American Title
1700 NW Garden Valley Blvd. #204
Roseburg, OR 97471



After recording return to:
Bob G. Mitchell
1120 Linwood Dr. NE
Albany, OR 97322

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

File No.: 7391-4219280 (sj)
Date: November 08, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Equity Trust Company Custodian FBO Marilyn Kittelman IRA, 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:

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

Lot 14, Block 28 of TRACT 1113-OREGON SHORES UNIT 2, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$19,000.00**. (Here comply with requirements of ORS 93.030)

APN: 236685

Statutory Warranty Deed
- continued

File No.: 7391-4219280 (sj)

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.

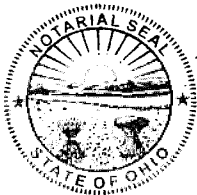
Dated this 17 day of December, 2024.

Equity Trust Company Custodian FBO Marilyn Kittelman
IRA

By: [Signature]
Title: Taylor Schnear
Corporate Alternate Signer

STATE OF OHIO)
)ss.
County of CUYAHOGA)

This instrument was acknowledged before me on this 17 day of December, 2024
by Taylor Schnear as Corporate Alternative Signer of Equity Trust Company
Custodian FBO Marilyn Kittelman IRA, on behalf of the IRA.



Amanda Aten
Notary Public, State of Ohio
My Commission Expires:
September 23, 2029

[Signature]
Notary Public for Ohio
My commission expires: Sept 23, 2029