



After recording return to:
Bob G. Mitchell
34015 Fawndale Place
Chiloquin, OR 97624

Until a change is requested all tax
statements shall be sent to the
following address:
Bob G. Mitchell
34015 Fawndale Place
Chiloquin, OR 97624

File No.: 7161-4221890 (SA)
Date: November 20, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Nadine Nicole Hensley who acquired title as Nadine Nicole Statham, 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:

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 **\$17,500.00**. (Here comply with requirements of
ORS 93.030)

APN: **236881**

Statutory Warranty Deed
- continued

File No.: **7161-4221890 (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 11 day of December, 2024.


Nadine Nicole Hensley

STATE OF

Virginia

County of

Hampton City ss.

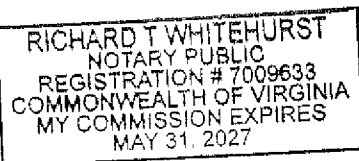
This instrument was acknowledged before me on this 11 day of December, 2024
by **Nadine Nicole Hensley**.

Richard J. Whitehurst

Notary Public for

Virginia

My commission expires: 5-31-2027



APN: **236881**

Statutory Warranty Deed
- continued

File No.: **7161-4221890 (SA)**

EXHIBIT A

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

Lot 23 in 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.