



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Bob G. Mitchell  
1120 Linnwood DR NE  
Albany OR 97322

Until a change is requested all tax statements shall be  
sent to the following address:  
Bob G. Mitchell  
same as above

File No. 661273AM

STATUTORY WARRANTY DEED

Dagan Helt,  
Grantor(s), hereby convey and warrant to  
  
Bob G. Mitchell,

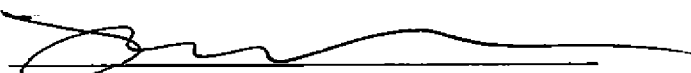
Grantee(s), the following described real property in the County of Klamath and State of Oregon free of  
encumbrances except as specifically set forth herein:

The Southwesterly 82.5 feet of Lots 5 and 6, Block 57, SECOND HOT SPRINGS ADDITION TO  
KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

The true and actual consideration for this conveyance is \$33,500.00.  
The above-described property is free of encumbrances except all those items of record, if any, as of the  
date of this deed and those shown below, if any:  
  
Real property taxes due, if any, but not yet payable

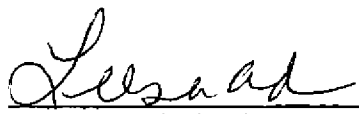
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: December 23, 2024

  
Dagan Helt

State of Oregon } ss  
County of ~~Klamath~~ } <sup>LA</sup>  
                                <sup>Linn</sup>

On this 24 day of December, 2024, before me, Leesa Adams a Notary Public in and for said state, personally appeared Dagan Helt, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 10-10-2026

