

2025-001007

Klamath County, Oregon



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02/13/2025 03:29:51 PM

Fee: \$87.00

Returned at Counter

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Brandon Mitchell, as Claiming Successor  
Of the Estate of Luanne Mitchell  
1720 N. Eldorado Ave.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Brandon Mitchell  
1720 N. Eldorado Ave.  
Klamath Falls, OR 97601

Ryan Mitchell  
5474 Villa Drive  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Brandon Mitchell  
1720 N. Eldorado Ave.  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

**Brandon Mitchell, as claiming successor of the Estate of Luanne Mitchell Klamath County Circuit Court Case No. 24PB05221, hereinafter referred to as grantor, conveys to Brandon Mitchell, as to a ½ interest, and Ryan Mitchell, as to a ½ interest, as tenants in common, hereinafter referred to as grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:**

A parcel of land situated in the N ¼ SW ¼ NW ¼ of section 11, Township 39 S., R. 9 E. W. M., particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway from where the section corner common to sections 2, 3, 10, and 11, Township 39 S., R. 9 E. W. M., bears S. 89 degrees 44 ½ W. along the centerline of said right-of-way 1081.9 feet to a point in the W. boundary of said section 11, and N. 0 degrees 13 ½' W. along the section line 1662.5 feet; thence N. 89 degrees 44 ½' E. along the center line of the above mentioned right-of-way, a distance 67 ½ feet; thence N. 0 degrees 7' W. 831.65 feet, more or less, to the N. boundary of said N ¼ SW ¼ NW ¼ of said section 11, thence South 89 degrees 47' West along said boundary line 67 ½ feet; thence South 0 degrees 7' East 331.7 feet to the place of beginning, containing 0.51 acres, more or less.

SUBJECT: to all contracts with the United States of America and Klamath Irrigation District and the following: all proceedings, taxes and assessments for the drainage, irrigation and/or reclamation of said lands; also all rights of way for roads, ditches, conduits and canals; and all water rights. Also reservations and restrictions in the

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

Map Tax Lot Number: 3909-011BC-00400  
Property ID: 2551236

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 12 day of February, 2025.


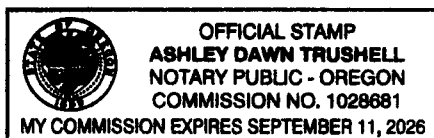
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**



Brandon Mitchell, as Claiming Successor of the  
Estate of Luanne Mitchell

STATE OF Oregon; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 12 day of February, 2025, by Brandon Mitchell, as Claiming Successor of the Estate of Luanne Mitchell.



NOTARY PUBLIC FOR Oregon  
My Commission expires: 9/11/2026