

2025-001008

Klamath County, Oregon



00338546202500010080020025

02/13/2025 03:30:08 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:

Ryan Mitchell
5474 Villa Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

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

SEND TAX STATEMENTS TO:

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

BARGAIN AND SALE DEED

Ryan Mitchell, hereinafter referred to as grantor, conveys to **Brandon Mitchell**, hereinafter referred to as grantee, his entire 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 $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ 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 $\frac{1}{2}$ 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 $\frac{1}{2}$ W. along the section line 1662.5 feet; thence N. 89 degrees 44 $\frac{1}{2}$ E. along the center line of the above mentioned right-of-way, a distance 67 $\frac{1}{2}$ feet; thence N. 0 degrees 7' W. 831.65 feet, more or less, to the N. boundary of said N $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said section 11, thence South 89 degrees 47' West along said boundary line 67 $\frac{1}{2}$ 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 deed from Geo H. Burton to Wayne Loper, recorded December 6, 1944 in book 121, of Deed Records of Klamath County Oregon.

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.

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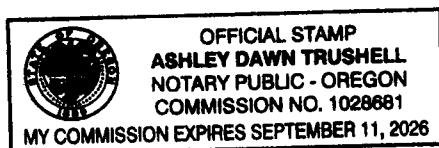
IN WITNESS WHEREOF, the grantor has executed this instrument this 12 day of February, 2025.

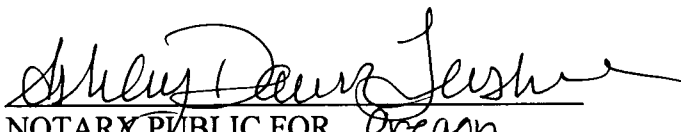
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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


Ryan Mitchell

STATE OF Oregon; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 12 day of February, 2025, by Ryan Mitchell.




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