2025-001620
Klamath County, Oregon
03/06/2025 12:57:01 PM
Fee: $87.00

AmeriTitle

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Matthew Dean Vanderpol and Kayla Reanna Southerland
4615 Gettle St.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Matthew Dean Vanderpol and Kayla Reanna Southerland
4615 Gettle St.
Klamath Falls, OR 97603
File No. 666742AM

STATUTORY WARRANTY DEED

Clay A. Mitchell and Janine E. Mitchell, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Matthew Dean Vanderpol and Kayla Reanna Southerland, with right of survivorship,

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:

Lot 3, Block 4, Tract No. 1008, Banyon Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is $288,500.00.
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: February 14, 2025

Clay A. Mitchell

Janine E. Mitchell

State of Oregon} ss
County of Klamath}

On this 6th day of March, 2025, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Clay A. Mitchell and Janine E. Mitchell, 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: Klamath County
Commission Expires: 5/18/2025

OFFICIAL STAMP
MARJORIE ANNE STUART
NOTARY PUBLIC-OREGON
COMMISSION NO. 1012472
MY COMMISSION EXPIRES MAY 18, 2025