

CTS425.0175

TAX ACCT. NO. 164360

MAP/TAX LOT NO. 2607-001B0-06000

GRANTOR

WT REAL ESTATE, LLC, an Oregon limited liability company

GRANTEE

MITCHEL LEE MORRELL

37438 IMMIGRANT ROAD

PLEASANT HILL, OR 97455

Until a change is requested
all tax statements shall be
sent to the following address:
SAME AS GRANTEE

After recording return to:
CASCADE TITLE CO.
675 OAK STREET, STE 100
EUGENE, OR 97401

2025-001996

Klamath County, Oregon

03/20/2025 11:30:01 AM

Fee: \$82.00

BARGAIN AND SALE DEED

WT REAL ESTATE, LLC, an Oregon limited liability company, Grantor,
conveys to

MITCHEL LEE MORRELL, Grantee,

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:


Lot 12 in Block 15 of TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true consideration for this conveyance is \$90,000.00. Grantor retains right of first refusal.

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.

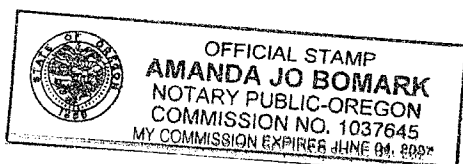
Dated this 19th day of March, 2025.

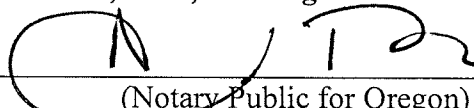
WT REAL ESTATE, LLC, an Oregon limited liability company


By: Wayne Van Damme
Its: Member and Manager

State of Oregon
County of LANE

This instrument was acknowledged before me on March 19, 2025 by Wayne Van Damme as Member and Manager of **WT REAL ESTATE, LLC, an Oregon limited liability company.**




(Notary Public for Oregon)
My commission expires 6.4.2027