



After recording return to:  
Bob G. Mitchell  
1120 NW Linnwood Dr  
Albany, OR 97321

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Bob G. Mitchell  
1120 NW Linnwood Dr  
Albany, OR 97321

File No.: 7161-4236859 (lb)  
Date: January 28, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Morland Investing LLC, an Oregon limited liability company**, Grantor, conveys and warrants to **Bob G. Mitchell**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 41, Block 25, of TRACT 1113 - OREGON SHORES - UNIT 2, according to the Official Plat thereof on file in the office of the county clerk of Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$20,000.00**. (Here comply with requirements of ORS 93.030)

APN: **R245014**

Statutory Warranty Deed  
- continued

File No.: **7161-4236859 (lb)**

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 13<sup>th</sup> day of March, 2025.

Morland Investing LLC, an Oregon limited  
liability company

By: 

Name: Mor Schlesinger  
Title: Member

APN: **R245014**

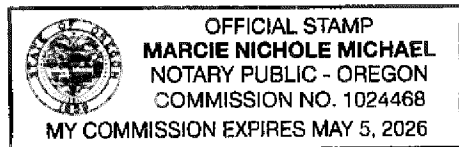
Statutory Warranty Deed  
- continued

File No.: **7161-4236859 (1b)**

STATE OF Oregon )  
County of Lane ) ss.

This instrument was acknowledged before me on this 13<sup>th</sup> day of March, 2025  
by Mor Schlesinger as Member of Morland Investing LLC, on behalf of the limited liability  
company.

Marcie Michael



Notary Public for Oregon  
My commission expires: