

2025-002633

Klamath County, Oregon

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



00340633202500026330040043

04/11/2025 10:24:21 AM

Fee: \$97.00

*This space reserved for use by
Recording Office*

After recording return to:

ORS 205.234(1)(c)

Parks 3 Ratliff, P.C.
620 Main St.
Klamath Falls, OR 97601

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Bargain + Sale Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

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

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Brandon Mitchell
Ryan Mitchell

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 0.00

Other: _____

5. Send tax statements to:

ORS 205.234(1)(e)

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

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$ _____

8. Previously recorded document reference:

2025-001007

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of

Parks 3 Ratliff, P.C.

to correct

Legal Description

previously recorded in book 25 and page 601007, or as fee number _____."

Returned at Counter

2025-001007

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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

00338545202500010070020028

02/13/2025 03:29:51 PM

Fee: \$87.00

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

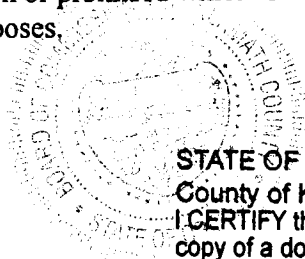
Brandon Mitchell, as claiming successor of the Estate of Luanne Mitchell Klamath County Circuit Court Case No. 24PB05221, hereinafter referred to as grantor, conveys to Brandon Mitchell, as to a ½ interest, and Ryan Mitchell, as to a ½ interest, as tenants in common, hereinafter referred to as grantee, 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.



STATE OF OREGON)

County of KLAMATH)

I CERTIFY that this is a true and correct copy of a document in the possession of the Klamath County Clerk.

Dated: April 11, 2025

ROCHELLE LONG, Klamath County Clerk

By: [Signature], Deputy

Returned at Counter

2025-001007
Klamath County, Oregon

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

00338545202500010070020028

02/13/2025 03:29:51 PM

Fee: \$87.00

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

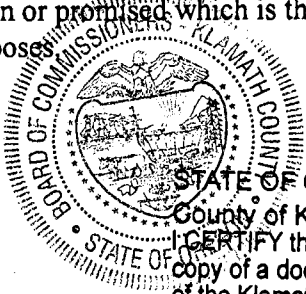
Brandon Mitchell, as claiming successor of the Estate of Luanne Mitchell Klamath County Circuit Court Case No. 24PB05221, hereinafter referred to as grantor, conveys to Brandon Mitchell, as to a ½ interest, and Ryan Mitchell, as to a ½ interest, as tenants in common, hereinafter referred to as grantee, 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.



STATE OF OREGON)
County of KLAMATH)
I CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: April 11, 2025
ROCHELLE LONG, Klamath County Clerk
By: [Signature], Deputy

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.


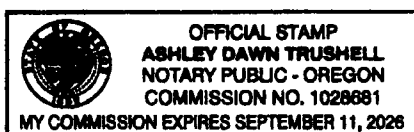
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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