



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Gary L. Paletz and Cheryl A. Paletz  
5619 Edith Way  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Gary L. Paletz and Cheryl A. Paletz  
5619 Edith Way  
Klamath Falls, OR 97603  
File No. 674880AM

STATUTORY WARRANTY DEED

Bob G. Mitchell,  
Grantor(s), hereby convey and warrant to

Gary L. Paletz and Cheryl A. Paletz, as Tenants by the Entirety,  
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:

Parcel 2, Land Partition 23-17 a replat of Lot 34, Lot 35 and Lot 36 of Tract 1407 Homedale Terrace in the SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon and recorded April 10, 2018 as Instrument No. 2018-004322.

The true and actual consideration for this conveyance is \$274,000.00.  
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

674880AM  
AmeriTitle

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: April 11, 2025

Bob G. Mitchell  
Bob G. Mitchell

State of Oregon } ss  
County of ~~Benton~~ Linn

On this 22nd day of April, 2025, before me, Leesa Adams a Notary Public in and for said state, personally appeared Bob G. 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.

Leesa Adams  
Notary Public for the State of Oregon  
Residing at: Albany, OR  
Commission Expires: 10-10-2026

