



After recording return to:  
Gavin Sloan and Kathryn Rich  
5474 Cloverlawn Dr  
Grants Pass, OR 97527

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Gavin Sloan and Kathryn Rich  
5474 Cloverlawn Dr  
Grants Pass, OR 97527

File No.: 7161-4250282 (lb)  
Date: March 13, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Bob G. Mitchell**, Grantor, conveys and warrants to **Gavin Sloan and Kathryn Rich, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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.
2. 2025-2026 Property taxes, a lien not yet due and payable.

The true consideration for this conveyance is **\$328,000.00**. (Here comply with requirements of ORS 93.030)

APN: 243597

Statutory Warranty Deed  
- continued

File No.: 7161-4250282 (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.

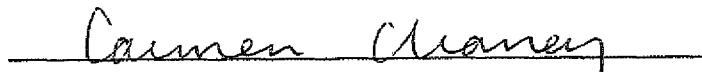
Dated this 10 day of Sept, 2025.

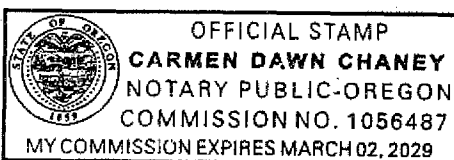


Bob G. Mitchell by Jennifer Goodman as  
Attorney in Fact

STATE OF Oregon )  
 )ss.  
County of Lin )

This instrument was acknowledged before me on this 10 day of Sept, 2025  
by **Jennifer Goodman as attorney in fact for Bob G. Mitchell.**





Notary Public for Oregon  
My commission expires: 3-2-29

Page 2 of 3

APN: **243597**

Statutory Warranty Deed  
- continued

File No.: **7161-4250282 (Ib)**

**EXHIBIT A**

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

**PARCEL 1**

**Lot 11, Block 23, 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.**

**PARCEL 2**

**Lot 12, Block 23, 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.**