



THIS SPACE RESERVED FOR RECORDER'S USE

2026-000195
Klamath County, Oregon
01/08/2026 09:57:01 AM
Fee: \$92.00

After recording return to:

Timothy J. Hutchison

4093 Round Lake Rd.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be

sent to the following address:

Timothy J. Hutchison

4093 Round Lake Rd.

Klamath Falls, OR 97601

File No. 1046508

STATUTORY WARRANTY DEED

Ricky Ray Mitchell and Mona Jane Mitchell, as Tenants by the Entirety , Grantor(s), hereby convey and warrant to

Timothy J. Hutchison ,

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:

A portion of the S1/2 S1/2 SW1/4 SW1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying North and East of Round Lake Road. EXCEPTING THEREFROM the Easterly 465 feet thereof.

The true and actual consideration for this conveyance is \$405,000.00.

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

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: 01/07/2026

[Redacted Signature]

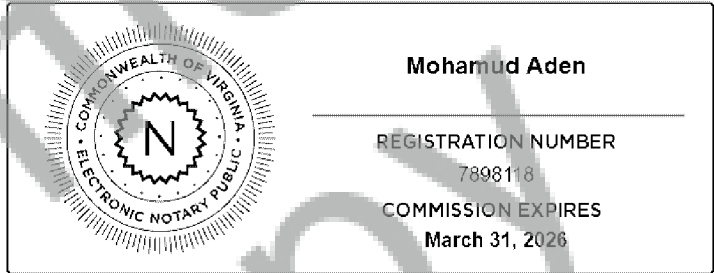
Ricky Ray Mitchell

[Redacted Signature]

Mona Jane Mitchell

State of Virginia

County of City of Alexandria



On this 7th day of January, 2026, before me, the undersigned, a Notary Public in and for said state, personally appeared **Ricky Ray Mitchell and Mona Jane Mitchell**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

Mohamud Aden 7898118

Notary Public for the State of Virginia

Residing at: City of Alexandria

Commission Expires: 03/31/2026

Notarized remotely online using communication technology via Proof.