



THIS SPACE RESERVED FOR RECORDER'S USE

2026-000334

Klamath County, Oregon

01/12/2026 03:24:01 PM

Fee: \$92.00

After recording return to:

Annette R. Van Riper

5511 Edith Way

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be

sent to the following address:

Annette R. Van Riper

5511 Edith Way

Klamath Falls, OR 97603

File No. 1043006

STATUTORY WARRANTY DEED

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

Annette R. Van Riper,

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 3 Land Partition 32-17 a replat of Lot 31, Lot 32, and Lot 33 Tract 1407 - Homedale Terrace in 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. 2018-004329

The true and actual consideration for this conveyance is \$256,500.00.

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: 1/12/26

Bob G. Mitchell by Jennifer Goodman as his Attorney in Fact
Bob G. Mitchell by Jennifer Goodman, as his Attorney-In-Fact.

State of Oregon } ss
County of Linn }

On this ^{12th} day of January, 2026, before me, Kristi Stutzman, 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 that he/she/they executed the same. * Jennifer Goodman, as his attorney in fact for
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kristi Stutzman
Notary Public for the State of Oregon
Residing at: Abbeville
Commission Expires: 9/26/26

