

1st 212644.4 AF



After recording return to:  
Nancy L. Conforti  
4005 Mack Ave  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Nancy L. Conforti  
4005 Mack Ave  
Klamath Falls, OR 97603

File No.: 7021-2126444 (ALF)  
Date: July 29, 2013

2013-009551  
Klamath County, Oregon  
08/20/2013 01:46:20 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Robert C. Selby**, Grantor, conveys and warrants to **Nancy L. Conforti**, 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:**

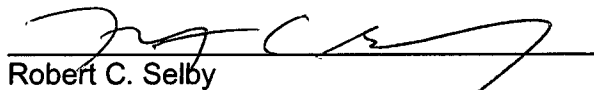
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$82,000.00**. (Here comply with requirements of ORS 93.030)

47-F

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 20 day of August, 2013.

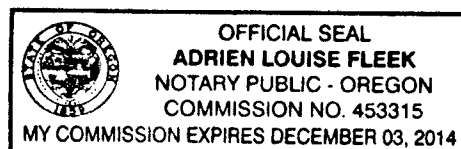
  
Robert C. Selby

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 20 day of August, 2013  
by **Robert C. Selby**.



Notary Public for Oregon  
My commission expires: 12-3-14



**EXHIBIT A**

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

**The West one-half of the following property in the County of Klamath, State of Oregon.**

**Beginning at a point which lies North 1°14' West a distance of 680.3 feet and South 89°26' West a distance of 330.0 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South Range, 9 East of the Willamette Meridian and running thence; continuing South 89°26' West a distance of 100 feet to an iron pin; thence North 1°14' West a distance of 144.2 feet to an iron pin; thence North 89°24' East a distance of 100 feet to an iron pin; thence South 1°14' East, a distance of 144.2 feet, more or less to the point of beginning, being in the S 1/2 S 1/2 N 1/2 SE 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian.**