



2016-011757  
Klamath County, Oregon  
11/02/2016 02:36:01 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Douglas Rawson and Michele Rawson

4041 Scott Valley Drive

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Douglas Rawson and Michele Rawson

4041 Scott Valley Drive

Klamath Falls, OR 97601

File No. 135796AM

---

### STATUTORY WARRANTY DEED

**Kenneth M. Hart and Deborah S. Hart, Trustees of the Deborah Hart and Kenneth Hart Revocable Trust,**  
Grantor(s), hereby convey and warrant to

**Douglas Bryant Rawson and Michele Renee Rawson, 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 3 of Land Partition 65-05 being a replat of Lot 12 of TRACT 1396, THIRD ADDITION TO NORTH  
RIDGE ESTATES, situated in the W1/2 of Section 14 and the NE1/4 SE1/4 of Section 15, Township 38  
South, Range 9 East of the Willamette Meridian Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$420,000.00.**

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:

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 1 day of November, 2016.

Deborah Hart and Kenneth Hart Revocable Trust

By: Kenneth M. Hart Trustee  
Kenneth M. Hart, Trustee

By: Deborah S. Hart Trustee  
Deborah S. Hart, Trustee

State of WA } ss.  
County of Clark }

On this 1 day of November, 2016, before me, Cindy M. Schaffner, a Notary Public in and for said state, personally appeared Kenneth M. Hart and Deborah S. Hart known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Deborah Hart and Kenneth Hart Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cindy M. Schaffner  
Notary Public for the State of WA »  
Residing at: Camas  
Commission Expires: 5/29/19

