



2022-000560

Klamath County, Oregon

01/14/2022 11:14:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Emberly Grace Rolfes

16010 Clover Creek Rd.

Klamath Falls, OR 97601

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

Emberly Grace Rolfes

16010 Clover Creek Rd.

Klamath Falls, OR 97601

File No. 516633AM

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### STATUTORY WARRANTY DEED

**Beverly S. Audiss,**

Grantor(s), hereby convey and warrant to

**Emberly Grace Rolfes,**

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 parcel of land situated in the SE 1/4 SE 1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a 5/8 inch iron pin marking the intersection of the West line of said SE1/4 SE1/4 with the Southerly right of way line of Clover Creek Road, a county road; thence South 56°29'11" East along said right of way line, 436.15 feet to a 5/8 inch iron pin; thence leaving said right of way line South 38°20'44" West, 573.32 feet to a 5/8 inch iron pin on said West line of the SE1/4 SE1/4; thence North 00°39'36" West along said West line of the SE1/4 SE1/4, 690.50 feet to the point of beginning.**

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 11 day of January, 2022

Beverly S. Audiss  
Beverly S. Audiss

State of Oregon } ss  
County of Klamath }

On this 11 day of January, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Beverly S. Audiss, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

MCOOK

Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/15/22

