

After Recording Return To:
First American Title

2022-002913

Klamath County, Oregon

03/09/2022 08:24:06 AM

Fee: \$92.00



After recording return to:
Emily E. Rawls
16848 Ponderosa Cascade Dr
Bend, OR 97703

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

Emily E. Rawls
16848 Ponderosa Cascade Dr
Bend, OR 97703

File No.: 7061-3888492 (bk)
Date: January 21, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Nancy L. Conforti, Grantor, conveys and warrants to **Emily E. Rawls, as to an undivided 10% and Drew S.W. Rawls and Kristina E. Rawls, husband and wife, as to an undivided 90%**, 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 **\$167,000.00**. (Here comply with requirements of ORS 93.030)

APN: 530063

Statutory Warranty Deed
- continued

File No.: 7061-3888492 (bk)

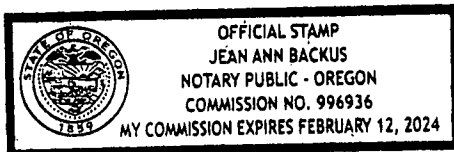
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 4th day of March, 2022.

Nancy L. Conforti
Nancy L. Conforti

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 4th day of March, 2022
by **Nancy L. Conforti**.



Jean Ann Backus
Notary Public for Oregon
My commission expires: February 12, 2024

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.

NOTE: This legal description was created prior to January 1, 2008.