

RECORDING REQUESTED BY:



147 First St., Ste 102
Ashland, OR 97520

GRANTOR'S NAME:
Nancy Ortiz and Lisa Ortiz

GRANTEE'S NAME:
Barbara Jean Rainey

AFTER RECORDING RETURN TO:
Order No.: 470323087973-SC
Barbara Jean Rainey
2445 Vine Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Barbara Jean Rainey
2445 Vine Avenue
Klamath Falls, OR 97601

2445 Vine Avenue, Klamath Falls, OR 97601

2023-010758
Klamath County, Oregon
12/15/2023 01:01:04 PM
Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Nancy Ortiz and Lisa Ortiz, with right of survivorship, Grantor, conveys and warrants to **Barbara Jean Rainey**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 450, Block 126, MILLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$210,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12-14-2023

Nancy Ortiz
Nancy Ortiz

Lisa Ortiz
Lisa Ortiz

State of Oregon
County of Jackson

This instrument was acknowledged before me on Dec. 14, 2023 by Lisa Ortiz and Nancy Ortiz.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 07/27/2025

