

**2025-000102**

**Klamath County, Oregon**



00337426202500001020030031

01/07/2025 11:38:52 AM

Fee: \$92.00

After recording, return to:  
Ronica Trevisanut-Curtis  
PO Box 85  
SPRAGUE River, Oregon 97639

Until a change is requested,  
all tax statements should be sent to:  
Ronica Trevisanut-Curtis  
PO Box 85  
SPRAGUE River, Oregon 97639

**WARRANTY DEED**

Under ORS 93.850

The grantor,  
Risa Ellen Clawson  
3 Pine Lakes Pt  
Savannah, Ga 31405

for the true and actual consideration of Fulfillment Deed  
Fulfillment Deed

CONVEYS AND WARRANTS to the grantee,  
Ronica Trevisanut-Curtis  
PO Box 85  
SPRAGUE River, Oregon 97639

the following described real property, free of encumbrances, except as specifically  
set forth herein:  
Lot 10, Block 3, FIRST ADDITION TO NIMROD RIVER PARK, according to  
the official plat thereof on file in the office of the County Clerk of Klamath  
County, Oregon.

Parcel ID: 3611-007B0-05700

And commonly known as: 26836 Drews Rd Sprague River, OR 97639

**Source of Title:**

Being the same property conveyed by the Affiant's Deed from Risa Ellen Clawson as Affiant for the small estate of James Miller Jr. to Risa Ellen Clawson recorded on February 15, 2022, in the office of the County Clerk of Klamath County, Oregon as Instrument No. 2022-001953.

**This conveyance is made subject to:**

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 28 day of December, 2024, in the presence of:

Risa Ellen Clawson

Signature  
Risa Ellen Clawson  
Print Name  
Individual  
Capacity

Signature  
Print Name  
Capacity

Signature  
Print Name  
Capacity

Signature  
Print Name  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Georgia  
COUNTY OF Chatham

On this 28<sup>th</sup> day of December, 2024, before me, Notary Public in and for said state, personally appeared Risa Ellen Clawson

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me she freely executed the same.



Signature: Angelica Hosti King  
Print Name: Angelica Hosti King  
Title: Notary Public  
My Commission Expires: Dec. 19, 2028