

MTC 35783DS

## WARRANTY DEED

Vol. 1195 Page 23609

RALPH WILLIAM ALMETER,

Grantor(s) hereby grant, bargain, sell and convey to  
SALEEM KAHN and MOHAMMED AJMAL, as tenants in common,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

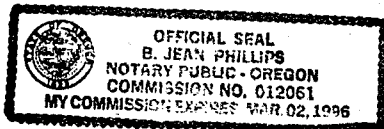
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 360 3. LODI AVE., LODI, CA 95240

Dated this 30 day of July, 1995.  
RALPH WILLIAM ALMETER

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGONCOUNTY OF KLAMATHSS. August 25  
July 1995Personally appeared the above named RALPH WILLIAM ALMETERand acknowledged the foregoing instrument to be his voluntary act.

Before me:

  
Notary Public for OregonMy commission expires 3-2-96

(seal)

Return to:

SALEEM KAHN  
360 3. LODI AVE.  
LODI, CA 95240

35783-DS

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION****PARCEL 1**

The Easterly 15 feet of Lot 3, and the Westerly 45 feet of Lot 2 in Block 49 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2**

The Easterly 20 feet of the Northerly 113 feet of Lot 10, Block 49 and the Westerly 13 feet of the Northerly 113 feet of Lot 11, Block 49 in NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 3**

The Westerly 13 feet of the Southerly 113 feet of Lot 1, Block 49 and the Easterly 20 feet of the Southerly 113 feet of Lot 2, Block 49 in NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

23611

No. 5907

State of California

County of San Joaquin

On July 25, 1995  
DATE

before me, Sheryl G. Price, Notary Public

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Saleem Kahn and Mohammed Ajmal

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

*[Signature]*

SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

### DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 31st day  
of August A.D., 19 95 at 3:07 o'clock P. M., and duly recorded in Vol. M95  
of Deeds on Page 23609

FEE \$40.00

By *[Signature]* Bernetha G. Letsch, County Clerk