

05 JUL 26 PM 3:13

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After recording return to:

Yousef Aziz Saddi

~~2805 Sierra Heights~~ 3809 Madison

~~Klamath Falls, OR 97603~~

K. Falls, OR 97603

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

Yousef Aziz Saddi

~~2805 Sierra Heights~~ SAME

~~Klamath Falls, OR 97603~~

File No.: 7021-623717 (SAC)

Date: July 20, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 07/26/05 3:19 P m

Vol M05 Pg 57789-90

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Sierra Developments, LLC**, Grantor, conveys and warrants to **Yousef Aziz Saddi**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 6, Tract 1383 - Sierra Heights, according t the official plat thereof on file in the office of the County clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. The Taxes, a lien not yet payable..
2. 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.

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 consideration for this conveyance is **\$255,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 21 day of July, 2005.

20F

APN: R890324

Statutory Warranty Deed  
- continued

57790

File No.: 7021-623717 (SAC)  
Date: 07/20/2005

Sierra Developments, LLC



By: Michael Wilcher, President

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 21 day of July, 2005  
by Michael Wilcher as President of Sierra Developments, LLC, on behalf of the .



Notary Public for Oregon  
My commission expires 8-20

