



MT70778KR

M05-65337

Klamath County, Oregon

09/29/2005 10:38:33 AM

Pages 2 Fee: \$26.00

After recording return to:

CHERYL LYNN MC GINNIS

4118 ROWLAND DRIVE

FAIRFIELD, CA 94533

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

CHERYL LYNN MC GINNIS

4118 ROWLAND DRIVE

FAIRFIELD, CA 94533

Escrow No. MT70778-KR

Title No. 0070778

SWD

STATUTORY WARRANTY DEED

Four A's Ranch, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **CHERYL LYNN MC GINNIS**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 35 in Tract 1314, PINE RIDGE RANCHES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Account No.: 3407-027AO-00300-000

Key No.: 883865

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$33,000.00**.

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.

Dated this 26th day of September, 2005.

Four A's Ranch, Inc., an Oregon Corporation

BY: Sam Asadurian
Sam Asadurian, Authorized Signer

State of Oregon

County of _____

This instrument was acknowledged before me on _____, 2005 by Sam Asadurian as Authorized Signer for Four A's Ranch, Inc., an Oregon Corporation.

(Notary Public for Oregon)

My commission expires _____

26.00

California All-Purpose Acknowledgment

State of California
County of Ventura } ss.

On September 26th 2005 before me, Cheridah A. Best,
personally appeared SAM ASADURIAN



- ☐ personally known to me
☒ 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.

Cheridah A. Best

Other Information

This information is not required by state law, but is helpful in preventing fraud.

Type of Acknowledgment:

- ☐ Individual
☐ Corporate
☐ Partnership
☐ Attorney-in-fact
☐ Other: _____

Document Identification:

Name/Type: _____
Date: _____ # of Pages: _____
Other Info: _____
Journal Entry #: _____

Signer Information

Name: _____
Capacity (if corporate): _____