

MTC 75946-KR

THIS SPACE RESERVE

M06-14981

Klamath County, Oregon

07/25/2006 03:27:07 PM

Pages 1 Fee: \$21.00



After recording return to:

Joni M. Stewart

P.O. Box 7727

Klamath Falls, OR 97602

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

Joni M. Stewart

P.O. Box 7727

Klamath Falls, OR 97602

Escrow No. MT75946-KR

Title No. 0075946

SWD

### STATUTORY WARRANTY DEED

**Four A's Ranch, Inc. an Oregon Corporation**, Grantor(s) hereby convey and warrant to **Joni M. Stewart**, 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:

Lots 37 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.

Tax Account No: 3407-027A0-00100-000

Key No: 883863

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:  
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$46,500.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 24<sup>th</sup> day of July, 2006.

Four A's Ranch, Inc. an Oregon Corporation

(X) BY: Sam Asadurian  
Sam Asadurian, Authorized Signer

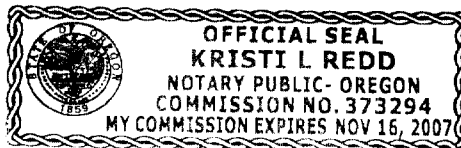
STATE OF ~~CALIFORNIA~~ OREGON

COUNTY OF Klamath<sup>ss</sup>

On July 24, 2006 before me, Kristi L. Redd personally appeared Sam Asadurian as Authorized Signer for Four A's Ranch, Inc. an Oregon Corporation personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(X) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(~~ies~~), and that by signatures(X) on the instrument the person(X) or the entity upon behalf of which the person(X) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Kristi L. Redd



21.00