

2007-016306

Klamath County, Oregon

After Recording Return to:
MARGARITA KAZARIAN
3521 Country Club Drive
Glendale, CA 91208

Until a change is requested all tax statements
Shall be sent to the following address:
MARGARITA KAZARIAN
Same as above



00031486200700163060010014

09/17/2007 02:53:39 PM

Fee: \$21.00

WARRANTY DEED
(INDIVIDUAL)

ATE: 65201 PC

GENE QUIGLEY JR., herein called grantor, convey(s) to MARGARITA KAZARIAN, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 49 and 50, Block 32, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3510-026A0 TL 01900 KEY #267071
CODE 008 MAP 3510-026A0 TL 02000 KEY #267062

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$20,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated September 6, 2007.

Gene Quigley Jr.
GENE QUIGLEY JR.

STATE OF OREGON, County of Klamath ss.

On September 10, 2007 personally appeared the above named GENE QUIGLEY JR. and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065201

Before me: Pam Shellito
Notary Public for Oregon
My commission expires: Nov 8, 2009

Official Seal

