

2008-001547

Klamath County, Oregon



00039656200800015470020023

02/05/2008 03:35:10 PM

Fee: \$26.00

After Recording Return to:

DANNY WARTIAN

16432 Fallon Ave

Norwalk, CA 90650

Until a change is requested all tax statements

Shall be sent to the following address:

DANNY WARTIAN

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 65475PC

ROBERT LOQUET and ELEANOR LOQUET, Co-Successor Trustees of THE OROZCO REVOCABLE FAMILY TRUST dated April 19, 1988, herein called grantor, convey(s) to DANNY WARTIAN, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The North 1/2 of the West 1/2 of Lot 6, Block 15, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3313-02500 TL 01500 KEY# 178186

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 \$2,500.00.
(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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated January 24, 2008.

THE OROZCO REVOCABLE FAMILY TRUST

Robert Loquet Co-Successor Trustee
BY: ROBERT LOQUET, Co-Successor Trustee
Eleanor Loquet Co-Successor Trustee
BY: ELEANOR LOQUET, Co-Successor Trustee

STATE OF CALIFORNIA, County of _____) ss.

On _____, 2008 personally appeared the above named ROBERT LOQUEST and ELEANOR LOQUET as Co-Successor Trustees of THE OROZCO REVOCABLE FAMILY TRUST and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065475

Before me: SEE ATTACHED NOTARY CERTIFICATE
Notary Public for California
My commission expires: _____

Official Seal

#26-A

ACKNOWLEDGMENT

State of California
County of Los Angeles

On January 25, 2008 before me, Patricia Ann French, Notary Public
(insert name and title of the officer)

personally appeared Robert Lognet and Eleanor Lognet
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Patricia Ann French

(Seal)

