

2008-013880

Klamath County, Oregon



00054455200800138800020026

10/08/2008 02:56:40 PM

Fee: \$26.00

After Recording Return to:

DAVID M. FLEMING-JONES and ANGIE T. FLEMING-JONE
5705 Blue Mountain Dr.
Klamath Falls, OR, 97601

Until a change is requested all tax statements

Shall be sent to the following address:

DAVID M. FLEMING-JONES and ANGIE T. FLEMING-JONES
Same

66161 ATE

WARRANTY DEED
(INDIVIDUAL)

MASSOUD D. GHIASSI, TRUSTEE OF THE GHIASSI FAMILY TRUST DATED DECEMBER 6 2003, herein called grantor, convey(s) to DAVID M. FLEMING-JONES and ANGIE T. FLEMING-JONES, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

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 \$95,000.00.
(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 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, 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 October 1, 2008.

GHIASSI FAMILY TRUST DATED DECEMBER 6 2003

Massoud D. Ghiassi

BY: MASSOUD D. GHIASSI, TRUSTEE

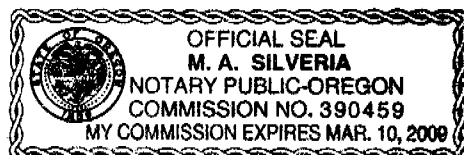
STATE OF Oregon, County of Klamath) ss.

On October 06, 2008 personally appeared the above named MASSOUD D. GHIASSI AS TRUSTEE FOR THE GHIASSI FAMILY TRUST DATED DECEMBER 6 2003 and acknowledged the foregoing instrument to be HIS voluntary act and deed.

This document is filed at the request of:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, Oregon 97601
Order # 66161MS

Before me: *[Signature]*
Notary Public for Oregon
My commission expires 03/10/09



66161 ATE

Exhibit A

Beginning at a point on the Westerly line of California Avenue, 50 feet South of the Northeast corner of Lot 4, Block 104, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence West 130 feet; thence South 6 feet; thence East 30 feet; thence South $13^{\circ} 33'$ East 40.2 feet; thence South $63^{\circ} 33'$ East 101.5 feet, more or less, to the Westerly line of California Avenue; thence North 90 feet to the point of beginning.

CODE 001 MAP 3809-032BC TL 01200 KEY #474123