

2010-004235

Klamath County, Oregon



00082374201000042350030036

THIS SPACE

04/07/2010 03:09:05 PM

Fee: \$47.00



After recording return to:
Jon Gardner Bratta and Gayla Dawn Bratta
21086 Calle Matorral
Lake Forest, CA 92630

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

Jon Gardner Bratta and Gayla Dawn Bratta
21086 Calle Matorral
Lake Forest, CA 92630

File No.: 7021-1543504 (ALF)

Date: March 05, 2010

1st 1543504

STATUTORY WARRANTY DEED

Jennifer Mahtesian Barnagian, a married woman, as her sole and separate property, Grantor, conveys and warrants to **Jon Gardner Bratta and Gayla Dawn Bratta, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE EAST 415 FEET OF LOT 5 BLOCK 6 ALSO KNOWN AS LOT 5D, BLOCK 6, SYCAN UNIT, KLAMATH FALLS FOREST ESTATES IN THE COUNTY OF KLAMATH, STATE OF OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$7,800.00**. (Here comply with requirements of ORS 93.030)

APN: R180137

Statutory Warranty Deed
- continued

File No.: 7021-1543504 (ALF)
Date: 03/05/2010

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2009. 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

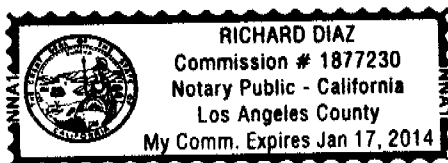
Dated this 06 day of APRIL, 2010.


Jennifer Mahtesian Barnagian

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Jennifer Mahtesian Barnagian**.

Notary Public for Oregon
My commission expires:



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

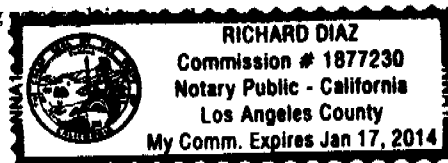
On April 06, 2010 before me, RICHARD DIAZ

a notary public in and for said state, personally appeared JENNIFER MATHESIAN BARNAGIAN
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

WITNESS my hand and official seal.

Signature [Signature] (Seal)



OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying
on the document and could prevent fraudulent removal and reattachment of this form to another document.*

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: STATUTORY WARRANTY DEED

Document Date: April 06, 2010 Number of Pages: TWO

Signer(s) other than named above _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

☒ INDIVIDUAL

☐ CORPORATE OFFICER(S)
TITLE(S) _____

☐ PARTNER(S)- ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN OR CONSERVATOR

☐ OTHER _____

Right Thumbprint of Signer
Top of thumb here

☐ INDIVIDUAL

☐ CORPORATE OFFICER(S)
TITLE(S) _____

☐ PARTNER(S)- ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN OR CONSERVATOR

☐ OTHER _____

Right Thumbprint of Signer
Top of thumb here

SIGNER IS REPRESENTING:

