



00091767201000122450010017

10/18/2010 09:49:35 AM

Fee: \$37.00

After Recording Return to:

Randal Goomer
1001 Crestview Dr
Millbrae, CA 94030

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

Randal Goomer
Same as above

WARRANTY DEED

JATINDER CHERA, herein called **Grantor**, convey(s) to **RANDAL SINGH GOOMER, SEEMA GOOMER, THOMAS JEET SINGH GOOMER, NICK AJAY SINGH GOOMER**, as joint owners with rights of survivorship herein called **Grantee**, all the real property situated in the county of **KLAMATH**, State of Oregon, described as:

BLOCK 56, LOT 10, OF THE 5TH ADDITION TO NIMROD RIVER PARK AS ON THE MAP IN OFFICIAL RECORDS OF SAID COUNTY.

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 **\$4000**
(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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007."

Dated October 4th, 2010


JATINDER CHERA

ACKNOWLEDGEMENT

STATE OF CA, COUNTY OF Santa Clara

On 12th Oct 2010 before me, HARJIT K SACHDEV, Notary Public, personally appeared JATINDER CHERA, 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.

WITNESS my hand and official seal.

Signature Harjit K Sachdev (Seal)

Recording requested by By:
Real Estate Bargains LLC
171 Branham Ln, Ste10-320
San Jose, CA 95136

