

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



David and Angie Fleming-Jones  
5705 Blue Mountain Drive  
Klamath Falls, OR 97601  
Ghiassi Family Trust

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
Massoud D. Ghiassi  
6431 Bendina Avenue  
Long Beach, CA 90815  
Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Massoud D. Ghiassi, trustee  
of the Ghiassi Family Trust  
6431 Bendina Avenue  
Long Beach, CA 90815

2011-010630  
Klamath County, Oregon



SPACE RESI  
FOR  
RECORDER'S USE

09/22/2011 10:51:06 AM

Fee: \$37.00

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that David M. Fleming-Jones and Angie T. Fleming-Jones hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Massoud D. Ghiassi, trustee of the Ghiassi Family Trust hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

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°33' East 40.2 feet; thence South 63°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 1206 Key #1474123  
Both the Trust Deed (2008-013881) & Note dated Sept. 29, 2008 are hereby fully satisfied. See reverse

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$600. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

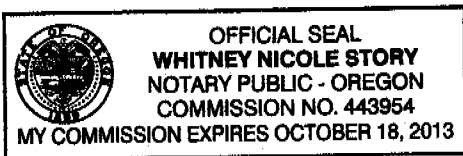
IN WITNESS WHEREOF, the grantor has executed this instrument on 9-22-2011; if

grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Angie T. Fleming-Jones  
9-22-2011

STATE OF OREGON, County of Klamath ss.  
This instrument was acknowledged before me on September 21st 2011  
by David M. Fleming-Jones  
This instrument was acknowledged before me on September 21st 2011  
by Angie T. Fleming-Jones  
as \_\_\_\_\_  
of \_\_\_\_\_



Whitney Nicole Story  
Notary Public for Oregon  
My commission expires Oct. 18, 2013