

WTC 91940-DS

2012-000240

Klamath County, Oregon



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01/10/2012 03:41:51 PM

Fee: \$47.00

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT91940-DS  
Title Order No. 0091940

Please print or type information.

**1. AFTER RECORDING RETURN TO -**

Required by ORS 205.180(4) & 205.238:

Name: **Robert Svoboda**

Address: **P. O. Box 1273**

City, ST Zip: **Carlin, NV 89822**

**2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

**Document Title(s): Statutory Warranty Deed**

**3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)**

Seller Name & Address: **THE CHRISTINE L. JELLOIAN LIVING TRUST, UTD 5-25-2007, 10030 Owensmouth Ave., #32, Chatsworth, CA 91311**

**4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)**

Buyer Name & Address: **ROBERT SVOBODA, P. O. Box 1273, Carlin, NV 89822**

**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

Name: **ROBERT SVOBODA**

Address: **P. O. Box 1273**

City, ST Zip: **Carlin, NV 89822**

**6. TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**

**\$3,500.00**

470m



After recording return to:

ROBERT SVOBODA

P. O. Box 1273

Carlin, NV 89822

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

ROBERT SVOBODA

P. O. Box 1273

Carlin, NV 89822

Escrow No. MT91940-DS

Title No. 0091940

SWD r.042611

### STATUTORY WARRANTY DEED

**CHRISTINE LEE JELLOIAN, TRUSTEE OF THE CHRISTINE L. JELLOIAN LIVING TRUST, UTD  
5-25-2007,**

Grantor(s), hereby convey and warrant to

**ROBERT SVOBODA,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances  
except as specifically set forth herein:

Lot 44, Block 64, FIFTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of  
the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$3,500.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

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.

Dated this 2 day of November, 2011

THE CHRISTINE L. JELLOIAN LIVING TRUST, UTD  
5-25-2007

BY: Christine Lee Jelloian, Trustee  
CHRISTINE LEE JELLOIAN, TRUSTEE

State of CALIFORNIA  
County of LOS ANGELES

This instrument was acknowledged before me on NOV 2, 2011 by CHRISTINE LEE JELLOIAN, TRUSTEE OF THE CHRISTINE L. JELLOIAN LIVING TRUST, UTD 5-25-2007.

Alan M. Kaminsky  
(Notary Public for California)  
My commission expires DEC 15 2012

