

WTC 92036-LW

2012-000749

Klamath County, Oregon



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01/27/2012 11:17:38 AM

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. MT92036-LW
Title Order No. 0092036

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **ROBERT FRANGIEH**

Address: **2821 WRIGH AVE.**

City, ST Zip: **PINOLE, CA 94564**

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: YOUSEF A. SADDI, 3869 MADISON, KLAMATH FALLS, OR 97603

Seller Name & Address: NUHA Y. SADDI, ,

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

Buyer Name & Address: ROBERT FRANGIEH, 2821 WRIGH AVE., PINOLE, CA 94564

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 FRANGIEH**

Address: **2821 WRIGH AVE.**

City, ST Zip: **PINOLE, CA 94564**

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:

\$10,000.00

47Amf



After recording return to:

ROBERT FRANGIEH

2821 WRIGH AVE.

PINOLE, CA 94564

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

ROBERT FRANGIEH

2821 WRIGH AVE.

PINOLE, CA 94564

Escrow No. MT92036-LW

Title No. 0092036

SWD r.042611

STATUTORY WARRANTY DEED

YOUSEF A. SADDI and NUHA Y. SADDI, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

ROBERT FRANGIEH,

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 63 in TRACT 1438, EIGHTH ADDITION TO NORTH HILLS-PHASE 2, 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 **\$10,000.00**.

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 26 day of January, 2012

YUSEF A. SADDI

NUHA Y. SADDI

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 26, 2012 by YUSEF A. SADDI and NUHA Y. SADDI.

(Notary Public for Oregon)

My commission expires 11/20/2015

