



THIS SP/

2012-006533

Klamath County, Oregon



00119803201200065330020024

06/15/2012 11:05:37 AM

Fee: \$42.00

After recording return to:

RUSSELL G. CARPENTER

6050 INDIANA AVE

BUENA PARK, CA 90621

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

RUSSELL G. CARPENTER

6050 INDIANA AVE

BUENA PARK, CA 90621

Escrow No. MT93276-LW

Title No. 0093276

SWD r.020212

STATUTORY WARRANTY DEED

YUSEF A. SADDI and NUHA SADDI, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

RUSSELL G. CARPENTER,

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 52, TRACT 1378 PLEASANT VISTA-STATE 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 **\$150,000.00**.

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:

425awf

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 9 day of May, 2012

Yousef A. Saddi
YUSEF A. SADDI

Nuha Saddi
NUHA SADDI

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 9, 2012 by YUSEF A. SADDI and NUHA SADDI.

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

