

2013-003458

Klamath County, Oregon



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04/02/2013 10:14:34 AM

Fee: \$52.00

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Marc A. Bronstein, Esq.
3205 Ocean Park Boulevard
Suite 200
Santa Monica, California 90405

MAIL TAX STATEMENTS TO:

Mehdi and Betty Ahmadi
BMMA

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

WARRANTY DEED

GRANTOR:

BMMA, LLC

GRANTEE:

MEHDI AHMADI AND BETTY AHMADI, TRUSTEES OF THE AHMADI FAMILY
TRUST DATED OCTOBER 21, 2002

CONSIDERATION:

\$10.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that BMMA, LLC, a California limited liability company, Grantor, conveys and warrants to MEHDI AHMADI AND BETTY AHMADI, TRUSTEES OF THE AHMADI FAMILY TRUST DATED OCTOBER 21, 2002, all of its right, title and interest in and to the following described real property, together with appurtenances, free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, described as follows:

AS DESCRIBED ON EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO:

TO ALL MATTERS OF RECORD

The true consideration paid for this conveyance is Ten Dollars (\$10.00).

☐ However, the whole consideration includes other value given or promised (check if other consideration statement applies).

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

Dated this 13 day of MARCH, 2013 BMMA, LLC

By Mehdi Ahmadi
MEHDI AHMADI, Co-Manager

By Betty Ahmadi
BETTY AHMADI, Co-Manager

SEND TAX STATEMENTS TO:

Mehdi Ahmadi
~~5523 Fallbrook Avenue~~ 3806 MALIBU COUNTRY DR.
~~Woodland Hills, California 91367~~ MALIBU, CA 90265

AFTER RECORDING, RETURN TO:

Marc A. Bronstein, Esq.
3205 Ocean Park Boulevard
Suite 200
Santa Monica, California 90405

STATE OF CALIFORNIA

)

) **SS.**

COUNTY OF LOS ANGELES

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On 03-13-2013 before me, Luis Javier Guajardo, Notary Public, personally appeared Mehdi Ahmadi and Betty Ahmadi, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

~~Notary Public~~

Notary Public (SEAL)

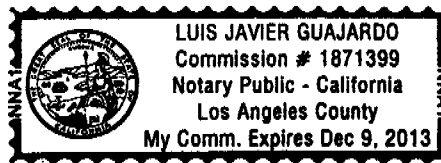


EXHIBIT "A"

Lot 18 of Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Together with a portion of Lot 27 of Nimrod River Park, more particularly described as follows

Beginning at the southeast corner of Lot 18; thence S. 1°04' E Across Lot 27 to a point on the northerly bank of the Sprague River; thence in a southwesterly direction along the northerly bank of said river to a point, which point is the intersection of the southerly prolongation of the westerly sideline of said Lot 18 and the northerly river bank; thence, from said intersection N 1°04' W to the southwest corner of said Lot 18; thence S 76°02'30" E along the southerly lot line of said lot to the point of beginning.

Tax Account No(s): R348537

Map/Tax Lot No(s): R-3611-009B0-07800-000