



THIS SPACE RESERVED FOR RECORDER'S USE

2013-007398
Klamath County, Oregon
06/28/2013 10:24:24 AM
Fee: \$42.00

After recording return to:

Jimmie D. Huggins, Jr.

5368 Wocus Rd.

Klamath Falls, OR 97601

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

Jimmie D. Huggins, Jr.

5368 Wocus Rd.

Klamath Falls, OR 97601

Escrow No. MT97959-LW

Title No. 0097959

SWD r.020212

STATUTORY WARRANTY DEED

Kouroush Hangafarin, trustee under the Hangafarin Family Trust, dated 8/1/97 and any amendments thereto,

Grantor(s), hereby convey and warrant to

Jimmie D. Huggins, Jr. and Deborah Morte-Huggins, as tenants by the entirety,

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:

A tract of land in Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Westerly right of way line of the old The Dalles California Highway (Wocus Road) which point is at the Northeasterly corner of the tract herein described, and from which point an iron pipe, marking the center of Section 7, bears North 6° 02' East along said Westerly right of way line a distance of 1230.3 feet; and South 89° 49' East a distance of 489.5 feet; thence South 6° 02' West along said Westerly right of way line a distance of 90 feet; thence North 89° 49' West a distance of 486.5 feet; thence North 6° 02' East a distance of 90 feet; thence South 89° 49' East a distance of 486.54 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$20,000.00**.

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:

42AMT

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 19th day of JUNE, 2013

Kouroush Hangafarin, Trustee under the Hangafarin Family Trust dated 8/1/97 and any amendments thereto

BY: Kouroush Hangafarin Trustee
Kouroush Hangafarin, Trustee

STATE OF CALIFORNIA

ss.

COUNTY OF

On 19, June, 2013 before me, A. Geramian personally appeared Kouroush Hangafarin as trustee under the Hangafarin Family Trust dated 8-1-97 and any amendments thereto personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature A. Geramian

