



99790CT

THIS SPACE RESERVED FOR REC

After recording return to:

Ruben Grigoryan

2454 N. Brighton Street

Burbank, CA 91504

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

Ruben Grigoryan

2454 N. Brighton Street

Burbank, CA 91504

Escrow No. MT99790-CT

Title No. 0099790

SWD r.020212

STATUTORY WARRANTY DEED

Thomas E. Stephens, Trustee of The Stephens Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Ruben Grigoryan and Gohar Niazian, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$385,000.00**.

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:

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AME

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 19 day of Feb 2014.

The Stephens Revocable Living Trust

BY: Thomas E. Stephens
Thomas E. Stephens, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 19, 2014 by Thomas E. Stephens, Trustee of The Stephens Revocable Living Trust.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2016

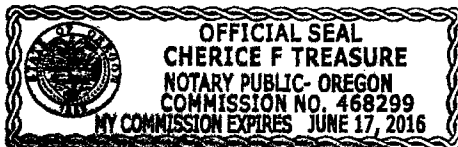


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the S1/2 SW1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northwest corner of the SW1/4 SW1/4 of said Section 11; thence North 89° 31 1/2' East along the North line of the S1/2 SW1/4 of said Section 11, a distance of 1960.00 feet to an iron pin; thence South 1° 04 1/4" East parallel with the West line of said Section 11 a distance of 800.00 feet to an iron pin; thence South 89° 31 1/2' West parallel with the North line of the S1/2 SW1/4 of said Section 11 a distance of 1960.00 feet to an iron pin on the West line of said Section 11; thence North 1° 04 1/4' West along the West line of said Section 11 a distance of 800.00 feet, more or less to the point of beginning.

SAVING AND EXCEPTING the following described tract:

Beginning at the Northeast corner of the above described tract; thence South 1° 04 1/4' East along the East line of said above tract a distance of 378 feet; thence South 89° 31 1/2' West a distance of 244 feet more or less, to the center line of the Creek; thence Northerly along said center line to the North line of the said above described tract; thence North 89° 31 1/2' East along the North line of said tract a distance of 234 feet more or less to the point of beginning.

TOGETHER WITH an easement for ingress and egress as created by instrument recorded April 28, 1972 in Volume M72, page 4568, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress as created by instrument recorded April 28, 1972 in Volume M72, page 4566, EXCEPT that portion of said easement lying within the boundaries of the herein described property.