



100856DS

THIS SPACE RESERVED FOR RECORDER'S USE

2014-006834
Klamath County, Oregon
06/27/2014 12:08:38 PM
Fee: \$47.00

After recording return to:

SHARON A. ELDER

630 California Ave.

Klamath Falls, OR 97601

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

SHARON A. ELDER

630 California Ave.

Klamath Falls, OR 97601

Escrow No. MT100856DS

Title No. 0100856

SWD r.020212

STATUTORY WARRANTY DEED

MASSOUD D. GHIASSI, TRUSTEE OF THE GHIASSI FAMILY TRUST,

Grantor(s), hereby convey and warrant to

SHARON A. ELDER,

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:

Beginning at a point on the Westerly line of California Avenue, 50 feet South of the Northeast corner of Lot 4, Block 104, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence West 130 feet; thence South 6 feet; thence East 30 feet; thence South 13°33' East 40.2 feet; thence South 63°33' East 101.5 feet, more or less, to the Westerly line of California Avenue; thence North 90° feet to the point of beginning.

The true and actual consideration for this conveyance is **\$60,500.00**.

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:

\$47.00

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.

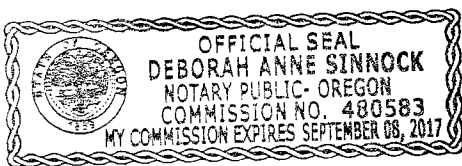
Dated this 13th day of June, 2014.

THE GHIASSI FAMILY TRUST

BY: Massoud D. Ghiassi
MASSOUD D. GHIASSI, TRUSTEE

State of Oregon
County of Klamath

This instrument was acknowledged before me on 6-13-, 2014 by MASSOUD D. GHIASSI, TRUSTEE
OF THE GHIASSI FAMILY TRUST.



Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17