



THIS SPACE RESERVED FOR RECORDER'S USE

**2015-003741**  
Klamath County, Oregon  
04/21/2015 03:19:30 PM  
Fee: \$47.00

Julie Romberg Living Trust

112 Nob Hill Street

Ashland, OR 97520

Grantor's Name and Address

Mehdi L. Ghavam and Lori A. Ghavam

3200 Anderson Creek Rd

Talent, OR 97540

Grantee's Name and Address

After recording return to:

Mehdi L. Ghavam and Lori A. Ghavam

3200 Anderson Creek Rd

Talent, OR 97540

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

Mehdi L. Ghavam and Lori A. Ghavam

3200 Anderson Creek Rd

Talent, OR 97540

Escrow No. AS0804720

Title No. 32727AM

BSDBUYER r.020212

**BARGAIN AND SALE DEED/BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, That

**Julie A. Romberg, Trustee of the Julie Romberg Living Trust, UA 6-11-08,**

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Mehdi L. Ghavam and Lori A. Ghavam, as tenants by the entirety,**

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

**A leasehold interest in Lot 6 of Block U of U.S. FOREST SERVICE, LAKE OF THE WOODS SUMMER HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH a 1/5 interest in community dock, pit toilet, and all furnishings**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$450,000.00.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 13<sup>TH</sup> day of APRIL, 2015

The Julie Romberg Living Trust

Julie A. Romberg, Trustee  
Julie A. Romberg, Trustee

State of Oregon  
County of JACKSON

On this 13<sup>TH</sup> day of APRIL, 2015, before me MARION ROSE, a notary public in and for said State, personally appeared Julie A. Romberg being by me first duly sworn, declared that she is the Trustee of the Julie Romberg Living Trust, UA 6-11-08 that she signed the foregoing document as the Trustee and that statements therein contained are true.

M. Rose  
Notary Public for Oregon  
Commission Expires: 11-15-16

