

1st 2482712-ALF



After recording return to:
Chaman Lal
109480 HWY 97 N
Chemult, OR 97731

Until a change is requested all tax
statements shall be sent to the
following address:
Chaman Lal
109480 HWY 97 N
Chemult, OR 97731

File No.: 7021-2482712 (ALF)
Date: July 08, 2015

2015-009033

Klamath County, Oregon

08/13/2015 12:40:28 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Shashi Singh, Grantor, conveys and warrants to **Chaman Lal**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel One:

A parcel of land situated in the NW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point which is South 70°40'00" West 150 feet from the Southwest corner of Lot 4, Block 6, CHEMULT; thence continuing South 70°40'00" West to the West line of said Section 21; thence North along the West line of said Section 21 to its intersection with the Westerly prolongation of the North line of Lot 6, Block 6, CHEMULT; thence North 70°40'00" East along said prolongation 150 feet; thence South 19°20'00" East 150 feet to the place of beginning; all in Klamath County, Oregon.

Tax Acct. No. R-2708-021CB-03300 Key No. 168543

Parcel Two:

Consideration \$15,000.00

Beginning at the Northwest corner of Block 6, ORIGINAL TOWNSITE OF CHEMULT, thence at right angles to the Northwest corner of Block 6 and running in a Westerly direction, a distance of 150 feet; thence at right angles and running in a Southerly direction, a distance of 150 feet; thence at right angles and running in an Easterly direction a distance of 150 feet; thence at right angles and running in a Northerly direction a distance of 150 feet, more or less, to the point of beginning being a part and portion of the NW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, and adjoining said Block 6 of ORIGINAL TOWNSITE OF CHEMULT on the West.

Tax Acct. No. R-2708-021CB-03400 Key No. 168534

Subject to:

1. The 2015-2016 Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$15,000.00. (Here comply with requirements of ORS 93.030)

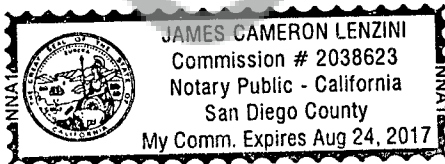
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 6 day of August, 2015.

Shashi Singh
Shashi Singh

STATE OF California)
County of San Diego) ss.

This instrument was acknowledged before me on this 6 day of August, 2015
by **Shashi Singh**.



[Signature]
Notary Public for San Diego, CA
My commission expires: August 24, 2017