

187 2516519-MS

2015-011337

Klamath County, Oregon

10/15/2015 09:43:23 AM

Fee: \$52.00



After recording return to:  
Gary Turner and Deanna Turner  
2520 Old Midland Road  
Klamath Falls, OR 97603

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

Gary Turner and Deanna Turner  
2520 Old Midland Road  
Klamath Falls, OR 97603

File No.: 7021-2516519 (MS)  
Date: August 31, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Bader M Husary and Natalia Mousko not as tenants in common, but with rights of survivorship**, Grantor, conveys and warrants to **Gary Turner and Deanna Turner as tenants by the entirety**, 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:

**A portion of Lot 412 and of the East 20 feet of Lot 413 of Block 101, Mills Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at the Northeast corner of Lot 412, Block 101, Mills Addition to the City of Klamath Falls, Oregon, being the corner of Orchard Street and East Main Street; thence South along the line of East Main Street, 78.6 feet to the property of Charles and Celine DeBel as described in Book 127 at Page 19, Deed Records of Klamath County, Oregon ; thence West parallel to Orchard Street 70 feet; thence North parallel to East Main Street 78.6 feet to Orchard Street; thence East 70 feet to the point of beginning.**

**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 **\$5,500.00**. (Here comply with requirements of ORS 93.030)

F.  
57.00

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 17 day of Sep., 2015.

1 Bader Husary  
Bader M Husary

1 Natalia Mousko  
Natalia Mousko

STATE OF California )  
County of San Francisco )ss.

This instrument was acknowledged before me on this 17 day of September, 2015  
by **Bader M Husary and Natalia Mousko.**

[Signature]  
See attached California Acknowledgement  
Notary Public for California  
My commission expires: 05/12/2017

A notary public or other officer completing this certificate verifies the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

# ACKNOWLEDGMENT

State of California

County of San Francisco)

On 09/17/2015 before me,

Evan Asher, Notary Public  
(insert name and title of the officer)

personally appeared

Mousko Natalia Bader Husary,  
who 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/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

