



2016-005498
Klamath County, Oregon
05/25/2016 02:33:55 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ali-Reza E. Ashtiani and Darby S. Peterson-Ashtiani
538 Lincoln Street
Klamath Falls, OR 97601

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

Ali-Reza E. Ashtiani and Darby S. Peterson-Ashtiani
538 Lincoln Street
Klamath Falls, OR 97601
File No. 96526AM

STATUTORY WARRANTY DEED

Jennifer Dressel, Trustee of the Gerald and Charlotte Pierce Irrevocable House Trust,

Grantor(s), hereby convey and warrant to

Ali-Reza E. Ashtiani and Darby S. Peterson-Ashtiani 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:

Lots 1 and 2 in Block 43, First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the county Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$95,000.00.**

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:

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 24 day of May, 2016

The Gerald & Charlotte Pierce Irrevocable House Trust

By: Jennifer Dressel, Trustee
Jennifer Dressel, Trustee

A notary public or other officer completing this certificate verifies only 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.

State of California } ss
County of Kern }

On this 24 day of May, 2016, before me, Cindy E. Hoisington a Notary Public in and for said state, personally appeared Jennifer Dressel, Trustee of the Gerald and Charlotte Pierce Irrevocable House Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cindy E. Hoisington
Notary Public for the State of CALIFORNIA
Residing at: 1121 W. Valley Blvd STE 1 TOWER, CA 93561
Commission Expires: Nov 28, 2017

