

**2016-013827**

**Klamath County, Oregon**



00197087201600138270030037

12/29/2016 08:22:46 AM

Fee: \$52.00

AFTER RECORDING, RETURN TO:

Howard Weinberg, Trustee  
of the Altai 2012 Discretionary Trust u/t/d 2/24/12  
2516 Via Tejon, Suite 216  
Palos Verdes Est., CA 90274

SEND TAX STATEMENTS TO:

Howard Weinberg, Trustee  
of the Altai 2012 Discretionary Trust u/t/d 2/24/12  
2550 Via Tejon, Suite 2B  
Palos Verdes Est., CA 90274

**STATUTORY WARRANTY DEED**

**(ORS 93.850)**

SHELLY DAVIS, with an address of 215 Lake Boulevard, Unit 716, Redding, California 96003 ("Grantor"), conveys and warrants to HOWARD WEINBERG, TRUSTEE, of the Altai 2012 Discretionary Trust, under trust dated February 24, 2012 ("Grantee"), the following described real property (the "Property"):

Land in Klamath County, Oregon, described more particularly as follows:

That portion of Lot 1, Block 14, situated North and West of a point West 920 feet and North 473 feet from the Southeast corner of said Lot 1, Block 14, also known as Lot 1A, Block 14, Klamath Falls Forest Estates, Sycan Unit, according to the official plat thereof on file in the office of the County Clerk, Klamath County Oregon.

**The true consideration for this conveyance is \$269,000.00.**


The above described property is free of encumbrances, except as all of those items of record, if any, as of the date of this deed and those encumbrances 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 27<sup>th</sup> day of December, 2016

**Grantor**

  
\_\_\_\_\_  
SHELLY DAVIS

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.

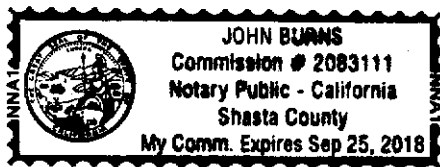
STATE OF CALIFORNIA           )  
  ) ss.  
COUNTY OF SHASTA           )

John Burns, Notary Public  
My Commission Expires 9-25-18

On December 27, 2016 before me, \_\_\_\_\_,  
a Notary Public in and for said state, personally appeared SHELLY DAVIS, who proved to me  
on the basis of satisfactory evidence to be the person whose name is subscribed to the within  
instrument and acknowledged to me that she executed the same in her authorized capacity, and  
that by her signature on the instrument the person, or the entity upon behalf of which the person  
acted, executed the within instrument.

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

John Burns  
NOTARY'S SIGNATURE



John Burns, Notary Public  
My Commission Expires 9-25-18 NOTARY NAME (PRINT)

John Burns, Notary Public  
My Commission Expires 9-25-18  
NOTARY'S COMMISSION EXPIRES