

2016-013935

Klamath County, Oregon



00197216201600139350030032

12/30/2016 01:19:13 PM

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:  
Mitch Carson  
9909 Topanga Canyon Blvd., Suite 339  
Chatsworth, CA 91311

**STATUTORY WARRANTY DEED**

**(ORS 93.850)**

HOWARD WEINBERG, TRUSTEE, of the Altai 2012 Discretionary Trust, under trust dated February 24, 2012, with an address of 2550 Via Tejon, Suite 2B, Palos Verdes, California 90274 ("Grantor"), conveys and warrants to MITCH CARSON ("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 \$257,000.00.**

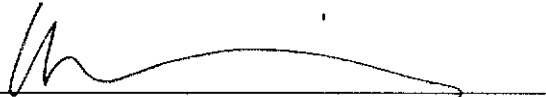
The above described property is free of encumbrances, except as all of those items of record, if any, as of the date of this deed and those encumbrances shown below, if any.

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 30<sup>th</sup> day of December, 2016

**Grantor**

A handwritten signature in black ink, appearing to read 'H. Weinberg', is written over a horizontal line.

HOWARD WEINBERG, TRUSTEE, of  
the Altai 2012 Discretionary Trust,  
under trust dated February 24, 2012

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.

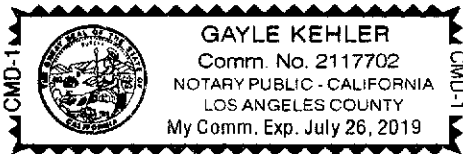
STATE OF CALIFORNIA           )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On DECEMBER 28, 2016 before me, GAYLE KEHLER,  
a Notary Public in and for said state, personally appeared HOWARD WEINBERG, 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 he executed the same in his authorized capacity,  
and that by his 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.

*Gayle Kehler*

NOTARY'S SIGNATURE



GAYLE KEHLER

NOTARY NAME (PRINT)

2117702

NOTARY'S COMMISSION EXPIRES