

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



2017-013158

Klamath County, Oregon

11/14/2017 10:01:25 AM

Fee: \$52.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 199616AM

Please print or type information.

1 AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Sevim Badak

Address: 10411 Reseda Blvd.

City, ST Zip: Porter Ranch, CA 91326

This document is being re-recorded at the request of AmeriTitle to correct the legal description previously recorded in 2017-011970

2 TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Statutory Warranty Deed

3 DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Nicholas Christian and Christina Christian

Grantor Name: _____

4 INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Sevim Badak

Grantee Name: _____

5 For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: Sevim Badak

Address: 10411 Reseda Blvd.

City, ST Zip: Porter Ranch, CA 91326

6 TRUE AND ACTUAL CONSIDERATION –

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ N/A

7 TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: N/A



THIS SPACE RESERVED FOR R

2017-011970
Klamath County, Oregon
10/19/2017 11:25:00 AM
Fee: \$47.00

After recording return to:

Sevim Badak

10411 Reseda Blvd

Porter Ranch, CA 91326

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

Sevim Badak

10411 Reseda Blvd

Porter Ranch, CA 91326

File No. 199616AM

STATUTORY WARRANTY DEED

**Nicholas Christian and Christina Christian,
as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

Sevim Badak,

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:

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Beginning at a point which is East along the center line of Section 10, Township 30 South, Range 6 East of the Willamette Meridian, a distance of 330 feet from the center of said Section 10 and thence South at right angles to said center line and parallel to the North-South center line a distance of 175 feet to the true point of beginning; thence continuing South parallel to the North-South center line a distance of 100 feet to a point; thence West parallel to the East-West center line a distance of 180 feet to a point; thence North parallel to the North-South center line a distance of 100 feet to a point which is 175 feet South of the East-West center line; thence East parallel to and 175 feet Southerly from said center line a distance of 180 feet, more or less, to the point of beginning, being a portion of the NW1/4 SE1/4 of said Section 10.

The true and actual consideration for this conveyance is **\$4,500.00**.

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 18th day of October, 2017.

Nicholas Christian
Nicholas Christian

Christina Christian
Christina Christian



State of WA } ss
County of Pacific }

On this 18th day of October, 2017, before me, Pamela Anderson a Notary Public in and for said state, personally appeared Nicholas Christian and Christina Christian, 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.

Pamela Anderson
Notary Public for the State of WA
Residing at: Wahkiakum
Commission Expires: 2/21/2021