



THIS SPACE RESERVED FOR

2018-004144
Klamath County, Oregon
04/05/2018 12:17:01 PM
Fee: \$47.00

After recording return to:

Armene Golparast

1200 Creekside Dr, Apt 2821

Folsom, CA 95630

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

Armene Golparast

1200 Creekside Dr, Apt 2821

Folsom, CA 95630

File No. 222370AM

STATUTORY WARRANTY DEED

Robert Hougen and Phyllis Hougen as Tenants by the Entirety as to Parcel 1

Robert Lewis Hougen as to Parcel 2,

Grantor(s), hereby convey and warrant to

Armene Golparast,

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:

PARCEL 1

Lot 3 in Block 8 of West Chiloquin, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Together with that portion of vacated alley by City Ordinance No. 288 which inurred thereto.

PARCEL 2

Lot 4 in Block 8 of West Chiloquin, 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 \$35,000.00.

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 29 day of MARCH, 2018.

Robert Hougen
Robert Hougen

Phyllis Hougen
Phyllis Hougen

State of Montana ss
County of Klamath Deer Lodge

On this 29th day of March, 2018, before me, Ellen S. Higgins a
Notary Public in and for said state, personally appeared Robert Hougen and Phyllis Hougen, 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.

Ellen S. Higgins
Notary Public for the State of Montana
Residing at: Klamath Falls, Oregon
Commission Expires: 9-4-2018

