



**2018-009787**

**Klamath County, Oregon**

08/17/2018 02:33:07 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

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. 251756AM

### STATUTORY WARRANTY DEED

**George W. Walker and Lois I. Walker, 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:

**A portion of the SE1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point which is East along the center line of Section 10, Township 36 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 275 feet for the true point of beginning; thence East parallel to the East-West centerline a distance of 150 feet to a point; thence South parallel to the North-South centerline a distance of 150 feet; thence West parallel to the East-West centerline a distance of 150 feet; thence North parallel to the North-South centerline a distance of 150 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$2,000.00.

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:

**2018-2019 Real Property Taxes, a lien not yet due and payable.**

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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 16<sup>th</sup> day of August, 2018.

George W. Walker  
George W. Walker

Lois I. Walker  
Lois I. Walker

State of Oregon } ss  
County of Douglas }

On this 16<sup>th</sup> day of August, 2018, before me, Christopher R. Ash  
a Notary Public in and for said state, personally appeared George W. Walker and Lois I. Walker, 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.

Chris Ash  
Notary Public for the State of Oregon  
Residing at: Roseburg  
Commission Expires: 1/11/21

