



THIS SPACE RESERVED FOR

**2018-011488**

**Klamath County, Oregon**

**09/21/2018 09:22:00 AM**

**Fee: \$92.00**

After recording return to:

Chad Asadurian

4707 Stagecoach Ct

Moorpark, CA 93021

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

Chad Asadurian

4707 Stagecoach Ct

Moorpark, CA 93021

File No. 257222AM

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### STATUTORY WARRANTY DEED

**Four A'S Ranch Inc., an Oregon corporation,**

Grantor(s), hereby convey and warrant to

**Chad Asadurian,**

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:

**Lot 38 of TRACT 1314, PINE RIDGE RANCHES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$6,500.00.

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:

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

92#AUT

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 18 day of Sept., 2018.

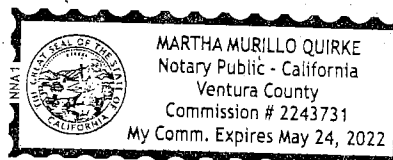
Four A's Ranch Inc.

By: X Carl Asadurian  
Carl Asadurian, President

State of CA } ss  
County of Ventura

On this 18 day of Sept., 2018, before me, Martha Murillo Quirke a Notary Public in and for said state, personally appeared Carl Asadurian, President of Four A's Ranch, Inc., 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.

Martha Murillo Quirke  
Notary Public for the State of CA  
Residing at: Ventura  
Commission Expires: 5-24-22



## CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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.

File No:  
APN No:

STATE OF CALIFORNIA  
COUNTY OF Ventura

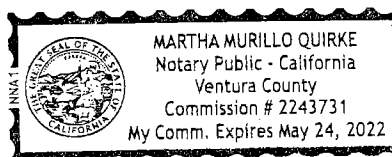
On Sept. 18, 2018, before me, Martamurillo Quirke, Notary Public, personally appeared Carl Asadurian

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_



This area for official notarial seal.

### OPTIONAL SECTION – NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER(S) TITLE(S):  
☐ PARTNERS: ☐ LIMITED ☐ GENERAL  
☐ ATTORNEY IN FACT  
☐ GUARDIAN/CONSERVATOR  
☐ TRUSTEE(S)  
☐ OTHER:

SIGNER IS REPRESENTING:

\_\_\_\_\_  
Name of Person or Entity

\_\_\_\_\_  
Name of Person or Entity

### OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE \_\_\_\_\_ OR \_\_\_\_\_ TYPE \_\_\_\_\_ OF \_\_\_\_\_ DOCUMENT: \_\_\_\_\_  
NUMBER OF PAGES: \_\_\_\_\_ DATE OF \_\_\_\_\_ DOCUMENT: \_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE: \_\_\_\_\_