

2019-000024

Klamath County, Oregon



00233957201900000240030033

01/02/2019 10:45:27 AM

Fee: \$92.00

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Marc A. Bronstein, Esq..  
3205 Ocean Park Boulevard  
Suite 200  
Santa Monica, California 90405

**MAIL TAX STATEMENTS TO:**

Armaiti Khorshed May  
12405 Venice Blvd., #351  
Los Angeles, CA 90066

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

---

**WARRANTY DEED**

---

GRANTORS:

DONALD M. MAY and DIHUN MAY

GRANTEE:

ARMAITI KHORSHED MAY

CONSIDERATION:

NONE AS THIS IS A BONAFIDE GIFT

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that DONALD M. MAY and DHUN MAY, Grantors, convey and warrant to **ARMAITI KHORSHED MAY, a single woman**, all of Grantors' right, title and interest in and to the following described real property, together with appurtenances, free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, described as follows:

EAST 1/2 OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 4,  
TOWNSHIP 37 SOUTH, RANGE 12 EAST, W.M.

**SUBJECT TO:**

GRANTOR RESERVES AN EASEMENT FOR JOINT USER ROADWAY AND  
ALL OTHER ROADWAY PURPOSES OVER AND ACROSS A 30 FT. WIDE  
STRIP OF LAND LAYING TO THE SOUTH OF AND ADJOINING TO THE  
NORTHERLY BOUNDARY.  
ALL MATTERS OF RECORD.

There was no true consideration paid for this conveyance as it is a bonafide gift.

☐ However, the whole consideration includes other value given or promised (check if other consideration statement applies).

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 20 day of December 2018

Donald May  
DONALD M. MAY

Dated this 20<sup>th</sup> day of December, 2018

Dhun May  
DHUN MAY

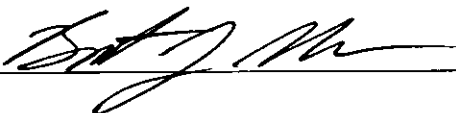
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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

On December 20, 2018 before me, Brett J. Wasserman  
Notary Public, personally appeared **Donald M. May**, 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 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  (SEAL)



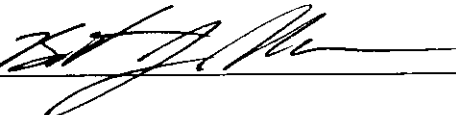
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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

On December 20, 2018 before me, Brett J. Wasserman  
Notary Public, personally appeared **Dhun May**, 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 she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person 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  (SEAL)

