



THIS SPACE RESERVED FOR

**2019-000983**

**Klamath County, Oregon**

**02/01/2019 01:55:01 PM**

**Fee: \$87.00**

After recording return to:

Mozafar Agha Goli and Abdi Niv and Parvin Niv and  
Ali Niv and Nima Niv and Fatemeh Joolaie and Ghazal  
Aghagoli

5512 Meadow Vista Way

Agoura Hills, CA 91301

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

Mozafar Agha Goli and Abdi Niv and Parvin Niv and  
Ali Niv and Nima Niv and Fatemeh Joolaie and Ghazal  
Aghagoli

5512 Meadow Vista Way

Agoura Hills, CA 91301

File No. 267992AM

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### STATUTORY WARRANTY DEED

**Tom Bentley and Jacqueline Bentley, Trustees under the Bentley Family Trust, dated April 20, 2010 and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Mozafar Agha Goli as to an undivided 5% interest, Abdi Niv as to an undivided 27.5% interest, Parvin Niv as to an undivided 27.5% interest, Ali Niv as to an undivided 10% interest, Nima Niv as to an undivided 10% interest, Fatemeh Joolaie as to an undivided 10% interest and Ghazal Aghagoli as to an undivided 10% interest, as Tenants in Common**

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**

**That portion of Government Lot 1 lying South of State Highway No. 422 in Section 19, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

**Parcel 2**

**Government Lots 7, 13, 14, 21 and that portion of Lot 6 lying South of State Highway No. 422 in Section 19, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$850,000.00.

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 28 day of January, 2019.

Bentley Family Trust dated April 20, 2010

By: Tom Bentley  
Tom Bentley, Trustee

By: Jacqueline S. Bentley  
Jacqueline Bentley, Trustee

State of Oregon } ss  
County of Klamath }

On this 28 day of January, 2019, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Tom Bentley and Jacqueline Bentley, Trustees under the Bentley Family Trust, 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.

Rosio V. Hernandez  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: Nov 06, 2020

