



THIS SPACE RESERVED FOR R

**2019-007552**

**Klamath County, Oregon**

**07/03/2019 02:44:03 PM**

**Fee: \$87.00**

After recording return to:

Sevim Badak

10411 Reseda Rd

Porter Ranch, CA 91326

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

Sevim Badak

10411 Reseda Rd

Porter Ranch, CA 91326

File No. 305652AM

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### STATUTORY WARRANTY DEED

**Harvey E. Bagley and Claudia B. Bagley, as Trustees of the Harvey E. Bagley and Claudia B. Bagley Revocable Trust,**

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:

**Lot 35, Block 44, TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, 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 \$12,250.00.

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:

**2019-2020 Real Property Taxes, a lien not yet due and payable**

874457

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 2 day of July 2019

Harvey E. Bagley and Claudia B. Bagley Revocable Trust

By: Harvey E. Bagley Trustee  
Harvey E. Bagley, Trustee

By: Claudia B. Bagley Trustee  
Claudia B. Bagley, Trustee

State of Oregon} ss.  
County of Marion }

On this 2 day of July, 2019, before me, Judi Rowe a Notary Public in and for said state, personally appeared Harvey E. Bagley and Claudia B. Bagley known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Harvey E. Bagley and Claudia B. Bagley Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Judi Rowe  
Notary Public for the State of Oregon»  
Residing at Ameri Title  
Commission Expires: 7-10-20

