



THIS SPACE RESERVED FOR F

2019-013529

Klamath County, Oregon

11/20/2019 08:34:01 AM

Fee: \$87.00

After recording return to:

Arsalanali Zolfaghari and Margo Roemeling

2312 Linda Vista Dr

Klamath Falls, OR 97601

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

Arsalanali Zolfaghari and Margo Roemeling

2312 Linda Vista Dr

Klamath Falls, OR 97601

File No. 330832AM

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### STATUTORY WARRANTY DEED

**Michael A. Lockrem and Debora A. Lockrem, Trustees of the Michael A. Lockrem and Debora A. Lockrem Family Trust uid May 15, 2019,**

Grantor(s), hereby convey and warrant to

**Arsalanali Zolfaghari and Margo Roemeling, with right of survivorship,**

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 3 in Block 1 of FIRST ADDITION TO LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$320,000.00.

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:

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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 19 day of November, 2019.

The Michael A. Lockrem and Debora A. Lockrem Family Trust  
uid May 15, 2019

By: Michael A. Lockrem TRUSTEE  
Michael A. Lockrem, Trustee

By: Debora A. Lockrem Trustee  
Debora A. Lockrem, Trustee

State of Oregon} ss.  
County of Klamath}

On this 19 day of November, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Michael A. Lockrem and Debora A. Lockrem known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Michael A. Lockrem and Debora A. Lockrem Family Trust uid May 15, 2019, 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.

Melissa R. Strom  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/15/22

