



2020-002456

Klamath County, Oregon

02/28/2020 10:08:34 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Stephen J. Jacques

3869 Madison St

Klamath Falls, OR 97603

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

Stephen J. Jacques

3869 Madison St

Klamath Falls, OR 97603

File No. 346003AM

STATUTORY WARRANTY DEED

Yousef A. Saddi and Nuha Y. Saddi, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Stephen J. Jacques,

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:

A tract of land situated in the NW1/4 SW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 30 KENNICOTT COUNTRY ESTATES, according to the duly recorded plat thereof, said point being North 89° 47' East a distance of 30.00 feet from the West one-fourth corner of said Section 12 and being on the East line of Madison Street; thence North 89° 47' East along the South line of said Kennicott Country Estates a distance of 120.00 feet; thence South a distance of 90.45 feet; thence West a distance of 120.05 feet to the East line of Madison Street; thence North along the East line of Madison Street a distance of 90.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$225,000.00.

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 26 day of Feb, 2020.

Yousef A. Saddi

Nuha Y. Saddi

State of CALIFORNIA } ss
County of SACRAMENTO

On this 26 day of FEB 2020, 2020, before me, ENRIQUE SALINAS DOMINGUEZ, a Notary Public in and for said state, personally appeared Yousef A. Saddi and Nuha Y. Saddi, 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.

Notary Public for the State of California
Residing at: SACRAMENTO
Commission Expires: Nov 28, 2025

