



2020-003341

Klamath County, Oregon

03/17/2020 03:12:08 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Wyatt H. Stinnett and Erika D. Meng

1720 Wade Cir

Klamath Falls, OR 97601

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

Wyatt H. Stinnett and Erika D. Meng

1720 Wade Cir

Klamath Falls, OR 97601

File No. 345520AM

STATUTORY WARRANTY DEED

Haitham T. Shaheen and Mays Yahia Hamdan Shahwan, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Wyatt H. Stinnett and Erika D. Meng, as Tenants by the Entirety,

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 17 and that portion of Lot 18 in Block 5 of NOB HILL RE-PLAT, TRACT 1145, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Easterly corner common to Lots 17 and 18 said corner being on the Northwesterly right of way line of Ridge Crest Drive; thence along said Northwesterly right of way line, South 47° 51' 00" West 10.00 feet and along the arc of a curve to the left (central angle equals 02° 30' 03" and radius equals 630.00 feet) 27.50 feet; thence North 50° 12' 52" West 106.34 feet to a point on the Northwesterly line of said Lot 18; thence North 42° 46' 01" East 33.48 feet to the Northerly corner common to said Lots 17 and 18; thence South 52° 11' 13" 109.33 feet to the point of beginning.

The true and actual consideration for this conveyance is \$420,000.00.

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 27 day of February 2020

H. Shaheen

Haitham T. Shaheen

Mays Shahwan

Mays Yahia Hamdan Shahwan

State of Oregon } ss
County of Klamath }

On this 27 day of February, 2020, before me, ^{CK}~~Notary~~ Cynthia King a Notary Public in and for said state, personally appeared Haitham T. Shaheen and Mays Yahia Hamdan Shahwan, 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.

[Signature]

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 2/12/2024

