

2020-009239

Klamath County, Oregon

07/28/2020 03:55:33 PM

Fee: \$92.00

After recording, return to:
Land Equities Inc.
2728 W. Main St. STE 105
Medford, Oregon 97501

Until a change is requested,
all tax statements should be sent to:
Land Equities Inc.
2728 W. Main St. STE 105
Medford, Oregon 97501

SPECIAL WARRANTY DEED

Under ORS 93.855

The grantor,
AZAD ABBASI-RUBY and SHANE ABBASI-RUBY
10095 NW Jack Ln
Portland, OR 97229

CONVEYS AND SPECIALLY WARRANTS to the grantee,
LAND EQUITIES INC.
2728 W. Main St. STE 105
Medford, Oregon 97501

the following described real property situated in Klamath County,
State of Oregon, free of encumbrances created or suffered by the grantor except
as specifically set forth herein:

Klamath Falls Forest Estates Hwy 66 Plat #4, Block 78, Lot 18
APN: 383061
MapTaxLot: 3711-014B0-02400-000

And commonly known as: N/A
Parcel ID: 383061

The true and actual consideration for this conveyance is \$ \$10,995.00

Source of Title:

Being the same property conveyed by special warranty deed from LAND EQUITIES INC. to AZAD ABBASI-RUBY and SHANE ABBASI-RUBY, recorded on July 15, 2020 in the records of Klamath County, Oregon (2020-008698).

This conveyance is made subject to:

all conditions, covenants, reservations, restrictions, easement, rights and rights of way of record, official records of said county and state.

The grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor.

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.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this
day of _____, 20__.

[Signature]
Signature
AZAD ABBASI - Ruby
Print Name
Principal
Capacity

[Signature]
Signature
Shane Thomas Abbasi Ruby
Print Name
Principal
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF OREGON
COUNTY OF WASHINGTON

On this 23RD day of July, 2020, before me, Notary Public in and for
said state, personally appeared AZAD ABBASI - Ruby and
Shane Thomas Abbasi-Ruby,
identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me They freely executed the same.

Signature: [Signature]
Print Name: MARK STEVEN GERSTNER
Title: Notary Public
My Commission Expires: 02/26/2021

