



2021-002851

Klamath County, Oregon

02/26/2021 09:32:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Robert C. Warnstaff and Megan S. Warnstaff

2081 Alisa Ln.

Klamath Falls, OR 97601

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

Robert C. Warnstaff and Megan S. Warnstaff

2081 Alisa Ln.

Klamath Falls, OR 97601

File No. 437432AM

STATUTORY WARRANTY DEED

Faisal Saiful and Chin Hee Jun, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Robert C. Warnstaff and Megan S. Warnstaff, 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:

A Tract of Land situated in Lots 1, 2 and 7 of Block 1, TRACT 1182 - GREEN KNOLL ESTATES, in the SW1/4 SW1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

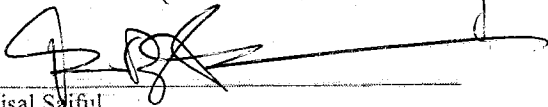
Beginning at the Northwest corner of said Lot 1; thence South 89°53'01" East 300.16 feet to the corner common to Lot 8 and said Lots 1 and 7; thence South 37°13'14" East, along the line common to said Lots 7 and 8, 75.00 feet; thence South 32°48'28" West 518.24 feet, to a point on the Westerly line of said Lot 2, North 07°26'13" West 40.00 feet from the Southwest corner of said Lot 2; thence North 07°26'13" West along the Easterly line of Alisa Lane, 500.12 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$495,000.00.

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.

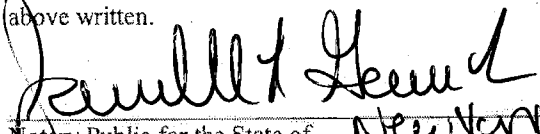
Dated this 19 day of February, 2021

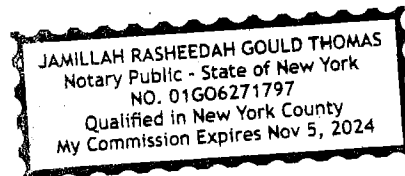

Faisal Saiful

State of New York } ss
County of New York }

On this 19 day of February, 2021, before me, Jamillah Rasheedah Gould Thomas a Notary Public in and for said state, personally appeared Faisal Saiful, 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 New York
Residing at: 132 W 139th Street
Commission Expires: 11/3/20



Dated this 19 day of February, 2021

Chin Hee Jun
Chin Hee Jun

State of Oregon } ss
County of Clatsop }

On this 19 day of February, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Chin Hee Jun, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Clatsop County
Commission Expires: 3/15/22

