

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100
Bend, OR 97702

2021-011994

Klamath County, Oregon

08/06/2021 08:55:00 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Order No.: WT0222256-AL
Maria J. Vasquez Rubalcaba
19929 Pine Cone Drive
Bend, OR 97702

SEND TAX STATEMENTS TO:

Maria J. Vasquez Rubalcaba
19929 Pine Cone Drive
Bend, OR 97702

APN: 140886

Map: 2310036C002300

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mukhtar Amir and Aliya Amir, Grantor, conveys and warrants to **Maria J. Vasquez Rubalcaba**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 98, Block 1, Tract 1060, Sun Forest estates, 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 EIGHTY THOUSAND AND NO/100 DOLLARS **(\$80,000.00)**. (See ORS 93.030).

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/3/21

Mukhtar Amir
Mukhtar Amir

Aliya Amir
Aliya Amir

State of CA
County of Monterey

This instrument was acknowledged before me on 8-3-2021 by Mukhtar Amir and Aliya Amir.

Adam Chaplan
Notary Public - State of ~~Oregon~~ CA

My Commission Expires: 05/27/25

