

2021-015922

Klamath County, Oregon

10/22/2021 08:23:01 AM

Fee: \$92.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Saeed Mohammad Balazi, a single man

Grantor's Mailing Address: 2091 Falcon Drive, Fairfield, California 94533

Grantee Saeed Mohammad Balazi, Trustee of the Saeed Mohammad Balazi Revocable Trust
dated June 19 2021

Grantees Mailing Address: 2091 Falcon Drive, Fairfield, California 94533

Type of Document to be Recorded: WARRANTY DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Grant Deed: Recorded December 15, 1997; Book M97, Page 40675

Situs Address: vacant land - no assigned address

Tax Account Number: 332054

Tax Map Number: 3610-014BA-07500

Until a change is requested, all Tax Statements shall be sent to the following address:

Saeed Mohammad Balazi, Trustee
2091 Falcon Drive
Fairfield, CA 94533

After Recording Return To:

uDeed, LLC - 97069
1349 Galleria Drive, Ste. 100
Henderson, NV 89014-8624

Prepared By:

Saeed Mohammad Balazi
2091 Falcon Drive
Fairfield, CA 94533

WARRANTY DEED

TITLE OF DOCUMENT

Saeed Mohammad Balazi, a single man, Grantor, conveys and warrants to **Saeed Mohammad Balazi, Trustee of the Saeed Mohammad Balazi Revocable Trust dated June 19 2021**, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

LOT 12, BLOCK 10, FIRST ADDITION TO SPRAGUE RIVER, OREGON, SITUATED IN SECTION 14, TOWNSHIP 36 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, RESTRICTIONS, RIGHTS, RIGHTS OF WAY AND ALL MATTERS APPEARING OF RECORD.

Prior Recorded Document Reference: **Grant Deed**: Recorded **December 15, 1997**; Book **M97**, Page **40675**

Situs Address: vacant land - no assigned address

Tax Account Number: 332054

Tax Map Number: 3610-014BA-07500

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and NONE

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 19 day of June, 2021. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

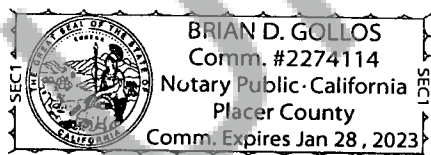
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Saeed Mohammad Balazi
Saeed Mohammad Balazi

STATE OF California }
COUNTY OF Solano }

This instrument was acknowledged before me this 19 day of June, 2021, by **Saeed Mohammad Balazi**.

NOTARY STAMP/SEAL



Before Me:

[Signature]
NOTARY PUBLIC- STATE OF California
My Commission Expires: Jan 28 2023