


Dales Law.
Returned at Counter

After Recording, Return To:
Sevim Badak
10411 Reseda Blvd
Porter Ranch, CA 91326

Mail Tax Statements To:
Sevim Badak
10411 Reseda Blvd
Porter Ranch, CA 91326

2022-000987
Klamath County, Oregon

00294433202200009870030032
01/25/2022 03:44:27 PM
Fee: \$92.00

STATUTORY WARRANTY DEED

SEVIM BADAK, the GRANTOR, HEREBY CONVEYS AND WARRANTS TO SEVIM BADAK, as Trustee of THE SEVIM BADAK 2015 REVOCABLE TRUST, the GRANTEE, and to Grantee's successors and assigns, all of her interest in THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

SEE ATTACHED EXHIBIT 'A'

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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 15 day of January, 2022.

Sevim Badak
SEVIM BADAK

STATE OF CALIFORNIA)
COUNTY OF) ss.
The foregoing instrument was acknowledged before me on this _____, 2022, by SEVIM BADAK.

See Attached
Notary Certificate

NOTARY PUBLIC
My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

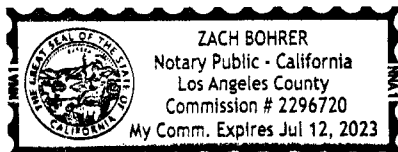
State of California)
 County of Los Angeles)
 On January 15, 2022 before me, ZACH BOHRER, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Sevim Badak
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
 Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

EXHIBIT 'A'

Parcel 1:

Beginning at a point which is 1083 feet West and 1391 feet South of the Northeast Section corner of Section 4, Township 35 South, Range 7 East of the Willamette Meridian, thence South 105.53 feet; thence East 164.34 feet; thence Northeasterly along the bank of the Williamson River to a point due East of the point of beginning; thence West 200 feet to the point of beginning.

Parcel 2:

A tract of land situated in Government Lots 11 and 12 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian.

That portion of Government Lot 11 lying Westerly of the West bank of Williamson River, excepting therefrom that portion in Government Lot 11 and described as follows: Beginning at a point which is 1083 feet West and 1391 feet South of the Northeast section corner of Section 4, Township 35 South, Range 7 East of the Willamette Meridian; thence South 105.53 feet; thence East 164.34 feet; thence Northeasterly along the bank of Williamson River to a point due East of the point of Beginning; thence West 200 feet to the point of beginning.

That portion of Government Lot 12 lying East of the Easterly right way line of United States Highway #97.

Less and excepting that portion conveyed to State of Oregon by Deed recorded in Volume M90 Page 2633 Microfilm Record of Klamath County, Oregon.