



2025-002222
Klamath County, Oregon
03/27/2025 01:14:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

The Jon Jaress Family Trust

905 W Ball ST

Weatherford, TX 76086

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

The Jon Jaress Family Trust

905 W Ball ST

Weatherford, TX 76086

File No. 670107AM

STATUTORY WARRANTY DEED

Alireza Haji Hadian, as Trustee of the Hadian Family 2008 Revocable Trust dated November 11, 2008,

Grantor(s), hereby convey and warrant to

Jon Jaress, or his Successors, Trustee under The Jon Jaress Family Trust, dated the 23rd day of January, 2025,

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:

Lot 5 of TRACT 1287, AGENCY LAKE RANCHES, 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 \$62,000.00.

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: March 4, 2025

Alireza Haji Hadian

Trustee

Alireza Haji Hadian, Trustee of the Hadian Family 2008 Revocable Trust dated November 11, 2008

State of Florida

County of Lee

On this 21st day of March 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Alireza Haji Hadian**, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the **Hadian Family 2008 Revocable Trust dated November 11, 2008**, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. ID's Produced: Driver's License

Rik S McCoy

Notary Public for the State of Florida

Residing at: Lee County Florida

Commission Expires: 07/22/2025

