



2025-003235
Klamath County, Oregon
05/01/2025 10:15:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Rehan Bashir

830 Shepard Crest Dr.

Corona, CA 92882

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

Rehan Bashir

830 Shepard Crest Dr.

Corona, CA 92882

File No. 676205AM

STATUTORY WARRANTY DEED

Bruce Dannemeyer, Successor Trustee of the Alvin & Christina Keller Family Trust,

Grantor(s), hereby convey and warrant to

Rehan Bashir,

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:

The E1/2 of the NE1/4 of the NE1/4 of the SE1/4 of Section 13 Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The Southern 25 feet to be an easement for ingress and egress.

The true and actual consideration for this conveyance is \$6,000.00.

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: April 25, 2025

Alvin & Christina Keller Family Trust

By: Bruce Dannemeyer

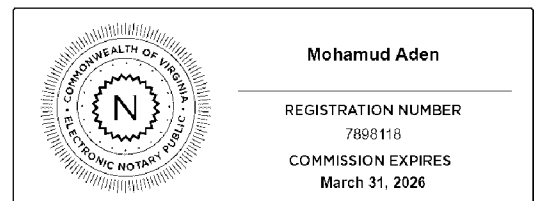
Bruce Dannemeyer, Successor Trustee

State of Virginia } ss
County of City of Alexandria }

On this 29th day of April, 2025, before me, Mohamud Aden a Notary Public in and for said state, personally appeared Bruce Dannemeyer, Successor Trustee of the Alvin & Christina Keller Family Trust 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.

Mohamud Aden 7898118
Notary Public for the State of Virginia
Residing at: City of Alexandria
Commission Expires: 03/31/2026

Electronic Notary Public



Notarized remotely online using communication technology via Proof.