

02 DEC 19 AM 11:32

Vol M02 Page 74249

After Recording Return to:
ALEKSEY NECHAYEV and ILONA NECHAYEV
1434 Pleasant Ave.
Klamath Falls, OR. 97601
Until a change is requested all tax statements
Shall be sent to the following address:
ALEKSEY NECHAYEV and ILONA NECHAYEV

State of Oregon, County of Klamath
Recorded 12/19/2002 11:32 a m.
Vol M02, Pg 74249
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

ROBERT G. ANDERSON, herein called grantor, convey(s) to **ALEKSEY NECHAYEV and ILONA NECHAYEV**, husband and wife all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 2, Block 14, FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$30,000.00**.
(here comply with the requirements of ORS 93.930)

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated December 17, 2002.

A. N. I. N.
Robert G. Anderson
ROBERT G. ANDERSON

STATE OF OREGON, County of Klamath) ss.

On December 19, 2002 personally appeared the above named **ROBERT G. ANDERSON** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00056277

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-2005

Official Seal

