



After recording return to:  
 Aleksey Bgatov and Marina Bgatov  
*5506 Maple Rose Way*  
*Antelope CA 95843*

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

*Same*

File No.: 7021-543187 (SAC)  
 Date: March 28, 2005

State of Oregon, County of Klamath  
 Recorded 04/13/2005 2:43 p m  
 Vol M05 Pg 25568-69  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**James R. Powell**, Grantor, conveys and warrants to **Aleksey Bgatov and Marina Bgatov as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The S1/2 of Lot 7, Block 119, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT #4, situated in Section 11 Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$17,000.00**. (Here comply with requirements of ORS 93.030)

*26*

25569

APN: 466757

Statutory Warranty Deed  
- continued

File No.: 7021-543187 (SAC)  
Date: 03/28/2005

Dated this 11 day of April, 2005.

James R. Powell  
James R. Powell

STATE OF washington  
Oregon )  
County of Jackson ) ss.  
Klamath )

This instrument was acknowledged before me on this 11 day of April, 2005  
by **James R. Powell**.

Audrey Oliner  
Notary Public for washington  
Oregon  
My commission expires: 7.27.05

