



mtc-74474W
THIS SPACE RESERVE

M06-10240
Klamath County, Oregon
05/22/2006 10:34:30 AM
Pages 1 Fee: \$21.00

After recording return to:
SEMEN SHEPSIS

26 THRASHER COURT
MARLBORO, NJ 07746

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

SEMEN SHEPSIS
26 THRASHER COURT
MARLBORO, NJ 07746

Escrow No. MT74474-LW
Title No. 0074474

SWD

STATUTORY WARRANTY DEED

JAMES A. PUBOLS, Grantor(s) hereby convey and warrant to **SEMEN SHEPSIS and TATYANA KARPENKO**, as tenants by the entirety, 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 42, Block 29 of Tract 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-017CB-05800-000

Key No: 236818

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:

The true and actual consideration for this conveyance is **\$10,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 15 day of May, 06.

James A. Pubols
JAMES A. PUBOLS

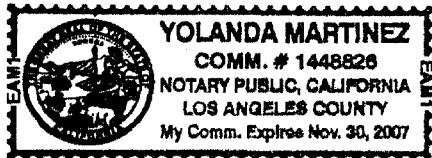
STATE OF CALIFORNIA

COUNTY OF Los Angeles ^{ss.}

On May 15, 2006 before me, Yolanda Martinez Notary Public personally appeared JAMES A. PUBOLS ~~personally known to me~~ (or 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 executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Yolanda Martinez
NOTARY PUBLIC FOR
Nov. 30, 2007
MY COMMISSION EXPIRES



2/0