



THIS SPACE RESER

MT-74425 LW

M06-10871

Klamath County, Oregon

05/30/2006 03:25:31 PM

Pages 2 Fee: \$26.00

After recording return to:

OLGA IVANOVA

4778 KING ROAD

MILWAUKIE, OR 97206

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

OLGA IVANOVA

4778 KING ROAD

MILWAUKIE, OR 97206

Escrow No. MT74425-LW

Title No. 0074425

SWD

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STATUTORY WARRANTY DEED

JOHN D. SAUER AND JOAN A. SAUER, TRUSTEES OF THE SAUER FAMILY REVOCABLE LIVING TRUST DATED DECEMBER 12, 1991, Grantor(s) hereby convey and warrant to **OLGA IVANOVA and VITALIY IVANOVA, 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 43 in **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-05700-000

Key No: 237032

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)).

26.00

Dated this 23rd day of MAY, 2006.

JOHN D. SAUER AND JOAN A. SAUER, TRUSTEES OF THE SAUER FAMILY REVOCABLE LIVING TRUST DATED
DECEMBER 12, 1991

BY: John D. Sauer Trustee
JOHN D. SAUER, TRUSTEE

BY: Joan A. Sauer Trustee
JOAN A. SAUER, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES^{SS.}

On MAY 23, 2006 before me, BERNARD P. DRACHLIS personally appeared JOHN D. SAUER
AND JOAN A. SAUER, TRUSTEES OF THE SAUER FAMILY REVOCABLE LIVING TRUST DATED DECEMBER
12, 1991 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 THEY executed the same in their authorized capacity(ies), and
that by their signatures(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.

Signature Bernard P. Drachlis

