

2006-016820

Klamath County, Oregon



00001708200600168200020027

08/21/2006 03:21:35 PM

Fee: \$26.00

After Recording Return to:

NADEJDA POZNANSKAYA

404 Washington St
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

NADEJDA POZNANSKAYA

Same as above

Aspen: 63674 MS
WARRANTY DEED
(INDIVIDUAL)

SANDRA ZAIDA, herein called grantor, convey(s) to NADEJDA POZNANSKAYA, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$175,000.00.
(here comply with the requirements of ORS 93.930)

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 August 15, 2006.

SANDRA ZAIDA

STATE OF OREGON, County of Klamath) ss.

On August 16, 2006 personally appeared the above named SANDRA ZAIDA and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



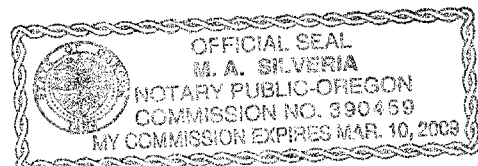
525 Main Street
Klamath Falls, OR 97601
Order No.: 00063674

Before me:

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal



\$26 A

Exhibit A

The Northwesterly 88 feet of Lot 5, Block 50, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:

Beginning at the Northwesterly corner of said Block 50; thence in a Northeasterly direction along the Southerly line of Washington Street in said addition 53.2 feet to the Northeasterly corner of said Lot 5; thence in a Southeasterly direction parallel with Fourth Street in said Addition 88 feet; thence in a Southwesterly direction parallel with Washington Street 53.2 feet to the Westerly line of said Lot 5; thence in a Northwesterly direction along the Easterly line of Fourth Street 88 feet to the place of beginning.

CODE 001 MAP 3809-032AB TL 13600 KEY #412440