

2006-021282

Klamath County, Oregon

After recording please return to:
Mikhail Yankelevich & Larisa Talpalatskaya
2010 Magnolia Road
Lynnwood, WA 98036-4863



00006992200600212820010010

10/24/2006 08:45:02 AM

Fee: \$21.00

Mail Tax Statements To Address Above.

SPECIAL WARRANTY DEED

For and in consideration paid, the undersigned, **Christopher M. Dougherty**, hereinafter referred to as Grantor, hereby conveys all rights and title in the following described real estate to **Mikhail Yankelevich & Larisa Talpalatskaya**, as joint tenants in common with right of survivorship, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: Lot 23, Block 15, Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel #: **61_R-3510-23B-1300**

Situated in the County of **Klamath** in the state of **Oregon**.

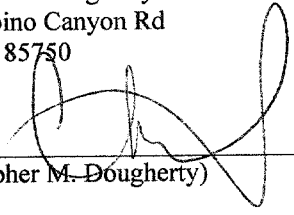
The Grantor will defend the right and title to the real estate described above against claims against the Grantee arising from, under or through the Grantor only.

The Grantee accepts the real estate in "as-is" condition and where presently located including any improvements, structures, easements or encumbrances. The Grantor makes no representation about the suitability of the real estate for a particular purpose or the conditions therein. The Grantee has had an opportunity for due diligence and is purchasing the property based on Grantee's judgment and inquiry.

If a court of competent jurisdiction finds any provision, clause, or section of this document to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision, clause, or section illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision, clause, or section shall be considered modified so that it shall become legal, valid, and enforceable. If the offending provision, clause, or section cannot be so modified, it shall be considered deleted from this document. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision, clause, or section of this document shall not affect the legality validity, or enforceability of any other provision, clause, or section of this document.

Witness my hand this 12 day of October, 2006.


Christopher M. Dougherty
5215 N. Sabino Canyon Rd
Tucson, AZ 85750

By 
(Christopher M. Dougherty)

State of _____ }
County of _____ } ss.

On this 12 day of October in the year 2006 the above signed person, Christopher M. Dougherty, personally known, who, being duly sworn, did execute the foregoing instrument and did so as her of his free act and deed. In witness whereof, I hereunto set my hand and official seal.

My Commission Expires: 9/15/2009


Notary Public



ALISON SHEETS
Notary Public - Arizona
Pima County
Expires 09/15/09