



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  
404 Washington St  
Klamath Falls, OR 97601

File No.: 7021-1229999 (DMC)  
Date: May 13, 2008

**2008-007552**

Klamath County, Oregon



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05/23/2008 03:36:01 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Robert L. Patterson**, Grantor, conveys and warrants to **Nadejda Poznanskaya**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**THE NORTH 70 FEET OF LOT 581 IN BLOCK 108 OF MILLS ADDITION TO THE CITY OF KLAMATH FALLS ACCORDING TO THE OFFICIAL PLAT THEROF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**


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.

The true consideration for this conveyance is **\$64,650.00**. (Here comply with requirements of ORS 93.030)

FW

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 23 day of May, 2008

  
Robert L. Patterson

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 23 day of May, 2008  
by **Robert L. Patterson.**

  
~~Don Grain~~

Notary Public for Oregon

My commission expires: ~~November 7, 2009~~ 12-3-10

