

2008-011965

Klamath County, Oregon



00052088200800119650020026

08/26/2008 08:51:27 AM

Fee: \$26.00

Grantor's Name and Address

NADEJDA POZNANSKAYA
404 WASHINGTON STREET
KLAMATH FALLS, OREGON 97601

Grantee's Name and Address

NADEJDA POZNANSKAYA, TRUSTEE
NADEJDA POZNANSKAYA FAMILY TRUST
DATED AUGUST 15, 2008
404 WASHINGTON STREET
KLAMATH FALLS, OREGON 97601

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504
Until requested otherwise, send all tax statements to:
NADEJDA POZNANSKAYA
404 WASHINGTON STREET
KLAMATH FALLS, OREGON 97601

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that NADEJDA POZNANSKAYA, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by NADEJDA POZNANSKAYA, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE NADEJDA POZNANSKAYA FAMILY TRUST DATED AUGUST 15, 2008, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of August, 2008, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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, CHAPTER 424, OREGON LAWS 2007.

NADEJDA POZNANSKAYA

State of Oregon)
 : ss.
County of Klamath)

Before me this 15th day of August, 2008, personally appeared NADEJDA POZNANSKAYA, and acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public of Oregon
My Commission expires: 10/31/2011

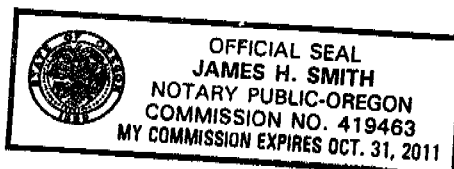


EXHIBIT "A"

PARCEL ONE: (404 Washington Street)

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

PARCEL TWO: (2150 & 2150 ½ Vine Avenue)

The North 70 feet of Lot 581 in Block 108 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ∞