

2012-013329

Klamath County, Oregon



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11/30/2012 03:32:46 PM

Fee: \$37.00

Returned to Counter

RETURN TO:
Michael P. Rudd
Brandsness & Rudd P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Hannah Chernyshova
20002 21st Place NE
Seattle, WA 98155

GRANTOR:

Victor N. Chernyshov
20002 21st Place NE
Seattle, WA 98155

GRANTEE:

Hannah Chernyshov
20002 21st Place NE
Seattle, WA 98155

-BARGAIN AND SALE DEED-

Victor N. Chernyshov, Grantor, conveys to Hannah Chernyshov, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The Southerly 415 feet of the Easterly 1035 feet of Lot 19, Block 5, KLAMATH FALLS FOREST ESTATES - SYCAN UNIT (also known as Lot 19 C, Block 5).

3313-02900-05000-000

R180351

The true and actual consideration for this transfer is a gift.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 21 day of November, 2012.

Victor N. Chernyshov

STATE OF WASHINGTON)
) ss.
County of King)

Personally appeared before me this 21st day of November, 2012, the above-named Victor N. Chernyshov and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public for Washington

My Commission expires: 01/15/2016