



00149706201400021930020024

03/14/2014 09:09:38 AM

Fee: \$47.00

WARRANTY DEED

Grantor, **ALEXANDER SNEGIREV and IGNATEI SNEGIREV** convey and warrant to Grantee, **IGNATEI SNEGIREV and EKATERINA SNEGIREV**, Trustee, or their successors in trust, under the **IGNATEI AND EKATERINA SNEGIREV JOINT REVOCABLE LIVING TRUST**, dated February 19, 2014, the real property hereinafter described in **Klamath County, Oregon**.

Consideration: The true and actual consideration for this transfer is **\$None**, this transfer being for the purpose of estate planning.

Tax Statements: Until a change is requested, all tax statements shall be sent to the following address: **Ignatei Snegirev and Ekaterina Snegirev, Trustee, P.O. Box 11, Hubbard, OR 97032.**

After recording, return to: JoAnn K. Beck, Attorney, 330 N. Third St., Woodburn, OR 97071.

[Legal Description]

Lot 23, Block 29 of TRACT NO. 1113, OREGON SHORES SUBDIVISION, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Encumbrances of record.

The liability and obligations of the Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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

Return to:

JOANN K. BECK
ATTORNEY AT LAW
330 N. THIRD STREET
WOODBURN, OREGON 97071 * TELEPHONE (503) 981-3282

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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 19th day of February, 2014.



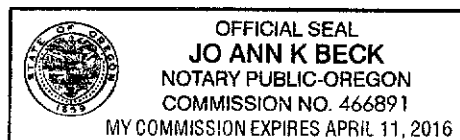
Alexander Snegirev

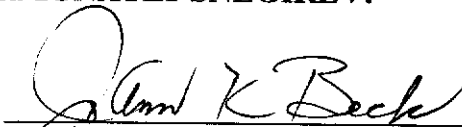


Ignatei Snegirev

STATE OF OREGON)
) ss.
County of Marion)

The foregoing instrument was acknowledged before me this 19th day of February, 2014, by ALEXANDER SNEGIREV and IGNATEI SNEGIREV.





Notary Public for Oregon
My Commission Expires: 04-11-2016