



**2014-010680**

**Klamath County, Oregon**

**10/14/2014 10:29:10 AM**

**Fee: \$47.00**

After recording return to:

Simona Galynsky

21311 Mulholland Drive

Woodland Hills, CA 91364

Until a change is requested all tax statements  
shall be sent to the following address:

Simona Galynsky

21311 Mulholland Drive

Woodland Hills, CA 91364

Escrow No. MT101924LW

Title No. 0101924

SWD r.020212

---

**STATUTORY WARRANTY DEED**

**Matthew Denham and Gayle Denham, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Simona Galynsky,**

Grantee(s), the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

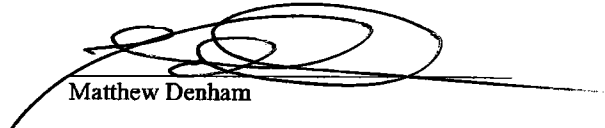
Lots 13 and 14, Block 77, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

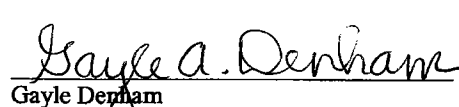
The true and actual consideration for this conveyance is **\$4,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

Dated this 6 day of October, 2014.

  
Matthew Denham

  
Gayle Denham

State of Oregon

County of ~~Klamath~~ Deschutes 

This instrument was acknowledged before me on 8 Oct 6, 2014 by Matthew Denham and Gayle Denham.

  
(Notary Public for Oregon)

My commission expires 10/13/17 

