

2015-008264

Klamath County, Oregon

Recording requested by:



00173533201500082640020025

07/24/2015 01:38:11 PM

Fee: \$47.00

and when recorded, please return this deed
and tax statements to:

MARK A. Roan
Lori J. Roan
PO Box 286
Gresham OR 97030

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

MARK A. Roan
Lori J. Roan
PO Box 286
Gresham OR 97030

Above reserved for official use only

GENERAL WARRANTY DEED

THE GRANTOR: Vitaliy Nechay a ☐ married ☒ unmarried individual whose address is P.O. Box 1851 Rocklin, CA 95677, State of California FOR A VALUABLE CONSIDERATION, in the amount of \$1,638.00, hereby acknowledged to be the true and actual consideration paid for this transfer of property, hereby GRANTS, CONVEYS and WARRANTS to MARK A. Roan AND Lori J. Roan ("Grantee"), whose address is PO Box 286 Gresham Oregon 97030 County of Multnomah, State of Oregon the following described real property in the County of Klamath State of Oregon, free of encumbrances except as specifically set forth herein:

Legal Description:

Lot 65 in Block 8 of "Sprague River Valley Acres", according to the Official Plat thereof recorded in the Office of the County Clerk of said Klamath County, Oregon.

Account No.: R356411 Map No.: R-3612-002A0 Tax Lot No.: 02500

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

EXECUTED this day of 26th February 20 15

Vitaliy Nechay
VITALIY NECHAY

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer

On February 26 20 15, before me, Jackie L. Walker, notary public, personally appeared Vitaliy V. Nechay, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jackie L. Walker
Signature of Notary

