

2016-000508

Klamath County, Oregon



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01/20/2016 08:19:48 AM

Fee: \$47.00

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
IRWIN KATZMAN, Esq.
8346 Riesling Way
San Jose, CA 95135

GRANTOR'S NAME:
Boris A. Chechelnitzsky and Marina S. Chechelnitzsky

GRANTEE'S NAME:
Boris A. Chechelnitzsky and Marina S. Chechelnitzsky, Trustees

SEND TAX STATEMENTS TO:
Boris A. Chechelnitzsky, Trustee
5306 Vicenza Way
San Jose, CA 95138

Map & Tax Lot No: R-3808-036CD-00300-000
Property ID No: R893072

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

BORIS A. CHECHELNITSKY, who took title as BORIS CHECHELNITSKY, and MARINA S. CHECHELNITZKY, who took title as MARINA CHECHELINTSKY, as tenants by the entirety, GRANTOR, hereby conveys and warrants to

BORIS A. CHECHELNITSKY and MARINA S. CHECHELNITSKY, Trustees of THE BORIS A. CHECHELNITSKY AND MARINA S. CHECHELNITSKY REVOCABLE LIVING TRUST, pursuant to a Declaration of Trust executed January, 2016, GRANTEE

The following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of **Klamath**, State of **Oregon**

Lot 7, Tract 1472, RIDGEWATER SUBDIVISION, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

commonly known as: 1185 Weeping Birch Court, Klamath Falls, OR 97601

Subject to and excepting: 1. The Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, of record.

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

The true and actual consideration for this conveyance is zero dollars. This is a transfer to a revocable trust and is not pursuant to a sale.

Dated: January 8, 2016

BORIS A. CHECHELNITSKY

MARINA S. CHECHELNITSKY

NOTARIAL ACKNOWLEDGMENT

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.

This certificate is attached to a Warranty Deed signed Jan. 8 2016, between Boris A. and Marina S. Chechelnitsky, and themselves as Trustees of their Revocable Living Trust.

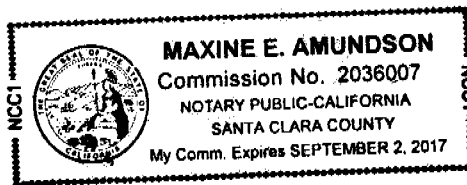
STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On January 8th, 2016, before me, Maxine E Amundson, A Notary Public, personally appeared BORIS A. CHECHELNITSKY and MARINA S. CHECHELNITSKY, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 seal.

Maxine E. Amundson
Notary Public



(For Notary stamp or seal)