



2016-005373
Klamath County, Oregon
05/23/2016 10:31:26 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Evgeny Shulgin and Natalia Shulgina
195 Crest Drive
Eugene, OR 97405

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

Evgeny Shulgin and Natalia Shulgina
195 Crest Drive
Eugene, OR 97405

File No. 105092AM

STATUTORY WARRANTY DEED

Eli Property Company, Inc., an Oregon corporation,

Grantor(s), hereby convey and warrant to

Evgeny Shulgin and Natalia Shulgina, as Tenants by the Entirety,

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:

Parcel 1:

**Lot 22, Block 21, TRACT 1113- OREGON SHORES UNIT 2, according to the official plat thereof on file in
the office of the County Clerk, Klamath County, Oregon.**

Parcel 2:

**Lot 15 in Block 44 of Tract 1184, Oregon Shores, Unit 2, First Addition, 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 \$38,000.00.

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:

471111

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

16th day of May 2016

Eli Property Company, Inc., a California corporation

By:

Kerry S. Penn, President

State of Oregon } ss

County of Deschutes

On this 16th day of May, 2016, before me, Megan Figgins, a Notary Public in and for said state, personally appeared Kerry S. Penn, as President of Eli Property Company, Inc., a California corporation, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Megan Figgins
Notary Public for the State of Oregon

Residing at: Deschutes County

Commission Expires: 11/21/2017

