

RECORDING REQUESTED BY

Marken Enterprises Inc.

WHEN RECORDED RETURN TO  
AND MAIL TAX STATEMENTS TO

Vitaliy Nechay

8000 Barton Rd.

Granite Bay, CA. 95746

2016-005387

Klamath County, Oregon



00186942201600053870020023

05/23/2016 11:03:52 AM

Fee: \$47.00

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## WARRANTY DEED

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FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Marken Enterprises Inc., a California Corporation,  
whose mailing address is 644 N. Poplar St. # C Orange, CA. 92868

Herein after called Grantor

Hereby Conveys and Warrants to  
Vitaliy Nechay, whose mailing address is 8000 Barton Rd. Granite Bay, CA. 95746

Herein after called Grantee

the following described real property in the County of Klamath, State of Oregon:

The South ½ of Lot 61, in Government Lot 14, "First Addition to Sprague River", according to the Official Records on file in the Office of the County Clerk of said Klamath County, Oregon.

Account No.: R334436

Map No.: R-3610-014BD

Tax Lot No.: 07500

The true and actual consideration for this conveyance is \$1,175.00

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 195.386 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 2020.

Marken Enterprises Inc. a California Corporation

Dated

5-16-16

  
Kenneth J. La Tourette, President

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 San Bernardino

On 5/16/16 before me,

Marie Crystal Magaña Notary Public

personally appeared Kenneth J. La Tourette,

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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

Signature

