

2016-013749

Klamath County, Oregon



00196994201600137490030037

12/27/2016 11:50:42 AM

Fee: \$52.00

AFTER RECORDING, RETURN TO:

Julie Yerby
13082 Mindanao Way, #61
Marina del Ray, CA 90292

SEND TAX STATEMENTS TO:

Julie Yerby
13082 Mindanao Way, #61
Marina del Ray, CA 90292

STATUTORY WARRANTY DEED

(ORS 93.850)

VADIM GOLL and LEON OSHER, as tenants in common, ("Grantors"), conveys and warrants to JULIE YERBY, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in KLAMATH County, State of Oregon, described more particularly as follows:

Lot 5 of tract 1472, Ridgewater Subdivision, Phase 1, according to the official plot thereof on file in the office of the County Clerk of Klamath County, State of Oregon.

The above described property is free of encumbrances except all those items of record, if any, as of the date of this deed.

The true consideration for this conveyance is \$18,000.00.

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 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 19 day of DECEMBER, 2016

Returned at Counter
LEON OSHER

Grantor

By: VADIM GOLL

STATE OF CALIFORNIA

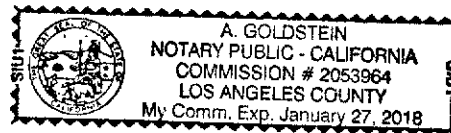
ss.

COUNTY OF LOS ANGELES

On this 5 day of NOVEMBER 2016, before me A. Goldstein, Notary Public personally appeared Vadim Goll personally known to me or proved to me on the basis of satisfactory evidence to be the person~~s~~ whose names ~~are~~^{is} subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity~~s~~, and by signature~~s~~ on the instrument the person~~s~~ or the entity upon behalf of which the person~~s~~ acted, executed the instrument.

WITNESS my hand and official seal.

Signature A. Goldstein



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.

State of California
County of SAN MATEO

On DECEMBER 7, 19TH before me, ARMANDO SAINZ NOTARY PUBLIC
(insert name and title of the officer)

personally appeared LEON OSTER
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.

Signature [Signature] (Seal)

