

2017-014377

Klamath County, Oregon



12/19/2017 08:15:15 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

Elaine Captain and David Captain

1258 Green Oak Lane

Los altos, Ca 94024

SEND TAX STATEMENTS TO:

Elaine Captain and David Captain

1258 Green Oak Lane

Los altos, Ca 94024

STATUTORY WARRANTY DEED

Tatyana Simuni trustee/ Vadim Levenson revocable trust, ("Grantor"), conveys and warrants to **Elaine Captain, David Captain** ("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 8 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 **\$20,000.00**.

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 13 day of December 2017.

Grantor

By: [Signature]

By: [Signature]

On this 13 day of December, 2016⁷, before me Tatyana Simuni personally appeared Tatyana Simuni and Vadim Leyenson personally known to me or 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 executed the same in authorized capacities, and by signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature Tam Y. Davis



Unofficial Copy