

THIS SPACE RESERVED FOR R

2018-013038

Klamath County, Oregon 10/25/2018 10:27:14 AM

Fee: \$92.00

After recording return t	0;
Nina Ivanovna Drono	va
14 NE Tandem Way A	Apt 246
Hillsboro, OR 97124	
Until a change is requesent to the following ad Nina Ivanovna Drono	
14 NE Tandem Way	Apt 246
Hillsboro, OR 97124	
File No. 261719AN	1

STATUTORY WARRANTY DEED

Mamah Sue Russell and Lloyd Russell, as Tenants by the Entirety

Grantor(s), hereby convey and warrant to

Nina Ivanovna Dronova,

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:

Those portions of NW1/4 SE1/4, SW1/4 SE1/4 and S1/2 SW1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying between Sprague River Highway and center thread of the Sprague River, as the same now crosses said Section, and Northwesterly of the following described land:

A straight line perpendicular to the Southwesterly right of way line of said Sprague River Highway and extending Southwesterly from a point on said right of way line to the Sprague River, said point being 1234 feet Northwesterly, measured along said right of way line, from the intersection of said right of way line and the East boundary of the SW1/4 SE1/4 of said Section 11.

The true and actual consideration for this conveyance is \$65,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

Page 2 Statutory Warranty Deed Escrow No. 261719AM

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 17 day of 0	2018
Merchelle Ressell	
Lloyd Russell	
State of Oregon) ss County of Klamath County}	
On this day of October, 2018, before Mamah Sue Russell and Lloyd Russell, the within Instrument and acknowledged to me t	ne, Rosio V. Hernandez a Notary Public in and for said state, personally appeared on or identified to me to be the person(s) whose name(s) is/are subscribed to the the/she/they executed same. It my hand and affixed my official seal the day and year in this certificate first
Notary Public for the State of Oregon	

Notary Public for the State of Oregon Residing at: Klamath County Commission Expires:

See attached certificate

sot

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate v document to which this certificate is attached, and not the tru	erifies only the identity of the individual who signed the athfulness, accuracy, or validity of that document.		
State of California) County of Werced)			
On Oct 17 2018 before me, Sherry An	n Treloar, a Notary Public,		
Date	Here Insert Name and Title of the Officer		
personally appeared Manah Sue	Kussell		
Lloyd Russe	Name(s) of Signer(s) (
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.			
l ce of t	ertify under PENALTY OF PERJURY under the laws he State of California that the foregoing paragraph rue and correct.		
Notary Public – California Stanislaus County Commission # 2196840	TNESS my hand and official seal.		
	Signature of Notary Public		
Place Notary Seal Above OPTIC	NAI		
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.			
Description of Attached Document Title or Type of Document: Statutory Warranty Deed			
Document Date:Signer(s) Other Than Named Above:	Number of Pages:		
Capacity(ies) Claimed by Signer(s)	O. J. Names		
Signer's Name:	Signer's Name:		
☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General		
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact		
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator		
☐ Other:	☐ Other:Signer Is Representing:		
Signer Is Representing:	Signer is rieprosortang.		