



THIS SPACE RESERVED FOR

2018-013509

Klamath County, Oregon

11/06/2018 10:27:01 AM

Fee: \$87.00

After recording return to:

Nina Ivanovna Dronova

14 NE Tandem Way Apt#246

Hillsboro, OR 97124

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

Nina Ivanovna Dronova

14 NE Tandem Way Apt#246

Hillsboro, OR 97124

File No. 263489AM

STATUTORY WARRANTY DEED

Fort Klamath Ranch Enterprizes, LLC, an Oregon Limited Liability Company,

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:

Parcel 2 of Land Partition 23-18 being a replat of unsurveyed Parcel 2 of Land Partion 22-05, situated in the NW1/4 of Section 8, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Recorded October 11, 2018 by Instrument 2018-012461

The true and actual consideration for this conveyance is \$64,900.00.

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.

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 18 day of Oct., 2018

Fort Klamath Ranch Enterprises, LLC

BY: [Signature]
Darryl W. Goodson, Managing Member

State of Oregon} ss
County of Klamath}

On this 18 day of October, 2018, before me, Heather Anne Sciurba, a Notary Public in and for said state, personally appeared Darryl W. Goodson known or identified to me to be the Managing Member in the Limited Liability Company known as who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: Dec 17 2021

