

2019-007318

Klamath County, Oregon

Recording requested by: Grantee
ALEKSANDR BATAZHAN



06/28/2019 01:48:30 PM

Fee: \$87.00

and when recorded, please return this deed and tax statements to:

ALEKSANDR BATAZHAN
9615 NE 104th Way
VANCOUVER WA 98662

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

9615 NE 104th Way
VANCOUVER WA 98662

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GENERAL WARRANTY DEED

THE GRANTOR: Vitaliy Nechay a ☐ married ☒ unmarried individual whose address is P.O. Box 1851 Rocklin, CA 95677, State of California FOR A VALUABLE CONSIDERATION, in the amount of 7,750.00 (seventy seven hundred fifty dollars), hereby acknowledged to be the true and actual consideration paid for this transfer of property, hereby GRANTS, CONVEYS and WARRANTS to ALEKSANDR BATAZHAN ("Grantee"),

whose address 9615 NE 104th Way, Vancouver
County of Clark, State Washington
the following described real property in the County of Klamath State of Oregon, free of encumbrances except as specifically set forth herein:

Legal Description:

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

Subject to any mineral reservations of record.

SUBJECT TO: Covenants, restrictions, easements, and zoning existing and/or of record, and subject to any facts an accurate inspection and survey may reveal. Grantor does not warranty availability, insurability or any restrictions or fees that may be imposed by any governmental entity or property owner's association (if any). Excepting certain subsurface rights of record, but without rights to surface entry.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

EXECUTED this day of 9th of June 20 16

Vitaliy Neghay
VITALIY NEGHAY

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 Placer

On June 16, 20 16, before me, Cody Allen, notary public, personally appeared Vitaliy Neghay, 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 of Notary

