



**2020-003916**  
**Klamath County, Oregon**  
04/02/2020 08:51:45 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nina Ivanovna Dronova

7649 Andrew Dr

Klamath Falls, OR 97601

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

Nina Ivanovna Dronova

7649 Andrew Dr

Klamath Falls, OR 97601

File No. 357009AM

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### STATUTORY WARRANTY DEED

**PoMo Properties, Inc., An Oregon Corporation,**

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:

**A portion of Government Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Starting at a point 20 feet North of the Southwest corner of Government Lot 7, thence running East 750 feet; thence running North 275.16 feet; thence West 750 feet; thence South 275.16 feet to the place if beginning.**

**TOGETHER WITH an appurtenant easement, recorded December 21, 1995, at Volume M96, Page 34753, and rerecorded January 5, 1996 at Volume M96, page 416, Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$362,500.00.

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:

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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 15<sup>th</sup> day of April, 2020.

PoMo Properties Inc.


By: 

Matthew Eagleton, President

State of Oregon } ss  
County of Klamath }

On this 15<sup>th</sup> day of April, 2020, before me, Deborah Anne Sinnock  
a Notary Public in and for said state, personally appeared Matthew Eagleton, President of PoMo Properties Inc., an Oregon corporation, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 8-30-21

