



2020-006931

Klamath County, Oregon

06/05/2020 12:18:12 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Robert W. Teal

3310 Bering St Apt102

Anchorage, AK 99503

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

Robert W. Teal

3310 Bering St Apt102

Anchorage, AK 99503

File No. 366695AM

STATUTORY WARRANTY DEED

Nina Ivanovna Dronova,

Grantor(s), hereby convey and warrant to

Robert W. Teal,

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 \$77,500.00.

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:

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 2nd day of JUNE, 2020.

Nina Ivanovna Dronova
Nina Ivanovna Dronova

State of Oregon } ss
County of Klamath }

On this 2nd day of JUNE, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Nina Ivanovna Dronova, 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires:

