



2020-008680

Klamath County, Oregon

07/15/2020 02:36:20 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ivan Yakimov

3877 Avenue C

White City, OR 97503

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

Ivan Yakimov

139 Uerlings Ave.

Klamath Falls, OR 97601

File No. 371478AM

## STATUTORY WARRANTY DEED

Sharon Kay Mann,

Grantor(s), hereby convey and warrant to

Ivan Yakimov,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$148,000.00.

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:

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.

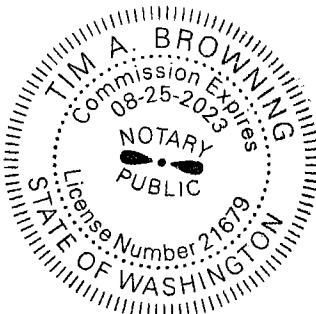
Dated this 13 day of JULY, 2020

Sharon Mann  
Sharon MannState of WASHINGTON } ss  
County of Thurston }

On this 13 day of JULY, 2020, before me, Tim A. Browning a Notary Public in and for said state, personally appeared Sharon Kay Mann, 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.

Tim A. Browning  
Notary Public for the State of WASHINGTON  
Residing at: On Yakima St  
Commission Expires: 8/25/23



## EXHIBIT 'A'

File No. 371478AM

### PARCEL 1

A portion of Lots 1 and 7, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 1; thence North along the West boundary of University Street 50 feet to a point; thence Southwesterly parallel with the South line of said Lot 1 to the East line of Lot 7; thence Northerly along said East line of Lot 7 to the Northeast corner thereof; thence Southwesterly along North line of Lot 7, 10 feet to a point; thence Southerly parallel with the East line of Lot 7 to the South line thereof; thence Northeasterly along the South line of Lot 7 a distance of 10 feet to the Southwest corner of Lot 1; thence continuing Northeasterly along the South line of Lot 1 to the point of beginning.

### PARCEL 2

A portion of Lot 8, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwesterly corner of said Lot 8; thence Easterly along the Northerly line of Lot 8 a distance of 170.6 feet to the true point of beginning of this description; thence Southerly 5 feet parallel to California Avenue; thence Easterly parallel to the Northerly boundary line of said Lot 8 to the Westerly line of Uerlings Street; thence Northerly along Uerlings Street, a distance of 5 feet, more or less to the Northeasterly corner of said Lot 8; thence Westerly along the Northerly line of said Lot 8, to the point of beginning.

### PARCEL 3

The Southeasterly 8 feet, (as measured along the Westerly line and parallel to the South line of Lot) of the following parcel:

All of Lot 1, Block 102 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING a tract of land described as follows:

Beginning at the Southwest corner of Lot 1, Block 102 of BUENA VISTA ADDITION and running thence Northerly along the Westerly line of said Lot 1 a distance of 50 feet to a point; thence Easterly along a line parallel to the South line of said Lot 1 to the Easterly line of said Lot 1; thence South along the Easterly line of said Lot 1 to the Southeast corner of Lot 1 in Block 102 of BUENA VISTA ADDITION; thence Westerly along the South line of said Lot 1 to the point of beginning, being the Southerly portion of said Lot; ALSO SAVING AND EXCEPTING that portion of said Lot 1 lying Northerly of said line between Lots 2 and 6 of said Block 102 extended, through said Lot 1 to Second Street.