



2020-010808

Klamath County, Oregon

08/28/2020 09:07:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Sergei Pereverzin and Nadejda Pereverzin, Trustees of
the Pereverzin Family Revocable Living Trust

3910 SE 14th St

Gresham, OR 97080

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

Sergei Pereverzin and Nadejda Pereverzin, Trustees of
the Pereverzin Family Revocable Living Trust

3910 SE 14th St

Gresham, OR 97080

File No. 399823AM

STATUTORY WARRANTY DEED

Laura Michelle Rullman,

Grantor(s), hereby convey and warrant to

Sergei Pereverzin and Nadejda Pereverzin, Trustees of the Pereverzin Family Revocable Living Trust,

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:

**The N1/2 of the SW1/4 of the NW1/4 of Section 13, Township 23 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2309-01300-00800

The true and actual consideration for this conveyance is \$170,000.00.

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:

"2020-2021 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 20 day of August, 2020

Laura Michelle Rullman
Laura Michelle Rullman

State of Oregon } ss
County of Deschutes }

On this 20 day of August, 2020, before me, Jennifer Ann Schossow a Notary Public in and for said state, personally appeared Laura Michelle Rullman, 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.

Jennifer Ann Schossow
Notary Public for the State of Oregon
Residing at: Beth
Commission Expires: 6-10-2024

