



THIS SPACE RESERVED FOR

2020-010944

Klamath County, Oregon

08/31/2020 02:01:01 PM

Fee: \$87.00

After recording return to:

Vasiliy Tveritin and Olga Tveritina

1424 Eddy Dr

Mount Shasta, CA 96067

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

Vasiliy Tveritin and Olga Tveritina

1424 Eddy Dr

Mount Shasta, CA 96067

File No. 389086AM

STATUTORY WARRANTY DEED

Thomas Hutzell and Rene Shanle-Hutzell, Trustee of the Thomas Gale Hutzell and Rene Denise Shanle-Hutzell 2018 Family Trust,

Grantor(s), hereby convey and warrant to

Vasiliy Tveritin and Olga Tveritina, as Tenants by the Entirety,

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:

Lot 15 in Block 307 of DARROW 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.

The true and actual consideration for this conveyance is \$128,687.00.

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 27th day of August, 2020.

Thomas Gale Hutzell and Rene Denise Shanle-Hutzell 2018 Family Trust

By: [Signature]
Thomas Hutzell, Trustee

By: [Signature]
Rene Shanle-Hutzell, Trustee

State of CA } ss.
County of Del Norte }

On this 27th day of August, 2020, before me, Lisa A Prumatico, a Notary Public in and for said state, personally appeared **Thomas hutzell and Rene Shanle- Hutzell** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Thomas Hutzell and Rene Shanle- hutzell Trustee of the Thomas Gale Hutzell and Rene Denise Shanle- Hutzell 2018 Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]
Notary Public for the State of CA
Residing at: 115 Cherywood Ct, Crescent City CA 95531
Commission Expires: 6/18/2023

