



2020-011146

Klamath County, Oregon

09/03/2020 09:32:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Elena Mae Foukes and Ruslan Arturovich Gogichaev

2005 N Pomelo

Mesa, AZ 85215

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

Elena Mae Foukes and Ruslan Arturovich Gogichaev

2005 N Pomelo

Mesa, AZ 85215

File No. 395314AM

### STATUTORY WARRANTY DEED

**Michael W. McMillan and Kristen McMillan, Trustees of the Michael W. McMillan and Kristen McMillan 2004 Trust, who acquired title as Michael W. McMillian and Kristen McMillian, Trustees of the Michael W. McMillian and Kristen McMillian 2004 Trust,**

Grantor(s), hereby convey and warrant to

**Elena Mae Foukes and Ruslan Arturovich Gogichaev, not as Tenants in Common, but with rights of survivorship,**

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 PARCEL OF LAND, ALSO KNOWN AS PARCEL 1 OF LAND PARTITION 46-00, KLAMATH COUNTY DEED RECORDS, SITUATED IN THE NE1/4 AND SE1/4 OF SECTION 29, TOWNSHIP 40 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE 1/4 CORNER COMMON TO SECTION 20 AND 29, SAID TOWNSHIP AND RANGE, WHICH IS ALSO THE NORTHWEST CORNER OF PARCEL 1 OF LAND PARTITION 46-00; THENCE SOUTH 89° 58'21" EAST A DISTANCE OF 1680 FEET, MORE OR LESS; THENCE SOUTH A DISTANCE OF 3980 FEET, MORE OR LESS; THENCE WEST A DISTANCE OF 1680, MORE OR LESS; THENCE NORTH A DISTANCE OF 3980.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.**

The true and actual consideration for this conveyance is \$260,000.00.

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 31st day of August, 2020

The Michael W. McMillan and Kristen McMillan 2004 Trust

By: Michael W. McMillan  
Michael W. McMillan, Trustee

By: Kristen McMillan  
Kristen McMillan, Trustee

State of CA } ss  
County of Del Norte }

On this 31st day of August, 2020, before me, Lisa A Prumatico a Notary Public in and for said state, personally appeared Michael W. McMillan and Kristen McMillan, ~~Trustees of the Michael W. McMillan and Kristen McMillan 2004~~ 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.

Lisa A Prumatico  
Notary Public for the State of CA  
Residing at: 115 Cherrywood Ct, Crescent City, CA 95531  
Commission Expires: 6/18/2023

