



2020-016054

Klamath County, Oregon

12/09/2020 12:14:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Talia Samanta Rivas Sanchez and

Maria D Sanchez Farias

36705 N Hwy 97 N

Chiloquin, OR 97624

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

Talia Samanta Rivas Sanchez and

Maria D Sanchez Farias

36705 N Hwy 97 N

Chiloquin, OR 97624

File No. 422962AM

STATUTORY WARRANTY DEED

VIS Investment LLC,

an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Talia Samanta Rivas Sanchez and Maria D Sanchez Farias, with right 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:

See Attached Exhibit 'A'

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

3507-009A0-01400

232046

The true and actual consideration for this conveyance is \$117,000.00.

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 7th day of December, 2020.

VIS Investment LLC, an Oregon Limited Liability Company

By: [Signature]
Vladimir Statsenko - Member

By: [Signature]
Inna Statsenko - Member

State of Oregon} ss
County of Marion}

On this 7th day of December, 2020, before me, Bardomiano Cedillo a Notary Public in and for said state, personally appeared Vladimir Statsenko and Inna Statsenko known or identified to me to be Members in the Limited Liability Company known as VIS Investment LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that the executed the same in said LLC name.

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 Oregon
Residing at: Salem
Commission Expires: 1/22/2023

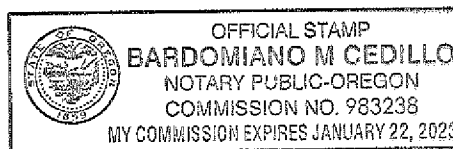


EXHIBIT 'A'

File No. 422962AM

The following described real property situated in Klamath County, Oregon.

That portion of Government Lot 2, in Section 9, Township 35 South, Range 7 East of the Willamette Meridian, lying East of Highway 97 and lying South of the following described right of way:

A 60-foot right of way beginning at a point on the East line of Government Lot 2 which is 435 feet South of the Northeast corner of Government Lot 2; thence West to the Easterly right of way line of Highway 97; thence South 60 feet along said right of way line; thence East to the East line of Government Lot 2; thence North along said East line 60 feet to the point of beginning.

Excepting therefrom that portion conveyed to the State of Oregon by and through the State Highway Division, more particularly described as follows:

A parcel of land lying in Lot 2 of Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property described in that Contract to J.B. and Blanche M. Ford, recorded in Book M79, page 10813 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Easterly side of the center line of the relocated Dalles-California Highway which center line is described as follows:

Beginning at Engineer's center line Station 3125+00, said station being 1288.13 feet South and 1086.50 feet East of the North quarter corner of Section 4, Township 35 South, Range 7 East of the Willamette Meridian; thence South $6^{\circ} 29' 28''$ West 519.89 feet; thence on a spiral curve left (the long chord of which bears South $6^{\circ} 21' 58''$ West 250 feet; thence on a 19,098.59 foot radius curve left (the long chord of which bears South $5^{\circ} 43' 33''$ West 260.18 feet) 260.19 feet; thence on a spiral curve left (the long chord of which bears South $5^{\circ} 05' 08''$ West 250 feet), 250 feet; thence South $4^{\circ} 57' 38''$ West 6419.92 feet to the Engineer's center line Station 3202+00.