

2021-004074

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

Konstantin Shabanov | 3410 Geary Blvd Suite 322 SF, CA 94118



03/18/2021 02:24:59 PM

Fee: \$92.00

SEND TAX STATEMENTS TO:

Konstantin Shabanov | 3410 Geary Blvd Suite 322 SF, CA 94118

STATUTORY WARRANTY DEED

Dixie Tarver [NAME OF GRANTOR], with an address
of 377 SISKIYOU WAY WEED, CA [GRANTOR ADDRESS HERE]

("Grantor"), conveys and warrants to Konstantin Shabanov

[NAME OF GRANTEE HERE], whose address is

3410 Geary Blvd Suite 322 SF, CA 94118 [GRANTEE ADDRESS HERE],

("Grantee"), the following described real property (the "Property") free of encumbrances, except
as specifically set forth herein:

Land in Klamath [COUNTY NAME HERE] County,
Oregon, described more particularly as follows:

Industrial | Block - 3 Lot - 10 POR TARVER | 1130 OWENS ST KLAMATH FALLS

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$3350.

This property is free of liens and encumbrances, EXCEPT:

[LIST EXCEPTIONS]

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 1st day of January, 2021.

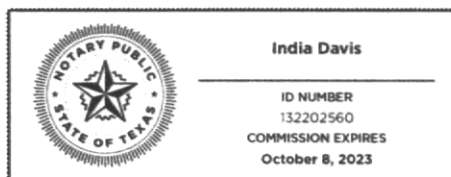
Dixie Tarver Dixie Ann Tarver
Grantor

STATE OF Texas

COUNTY OF Dallas

} ss.

The foregoing instrument was acknowledged before me on this 1st day of January, 2021, by Dixie Ann Tarver **[NAME OF GRANTOR HERE]**, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



India Davis
Printed Name: India Davis
Notary Public in and for the State of Texas



EXHIBIT A
Property Description

Description of real property: All that portion of Lot 10 of Block 3

~~INDUSTRIAL 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 described as follows, to wit:

Beginning on the West line of Owens Street (formerly Front Street) at a point thereon

distant 46 feet 8 inches from the Southeast corner of

said Lot 10; thence North on the West line of Owens Street 46 feet 8 inches;

thence West parallel to Wantland Avenue to the West line of said Lot 10;

thence South along the West line of said Lot 10,

46 feet 8 inches, thence East to the point of beginning. APN: R612028 MapTaxLot:

R-3809-033CA-03800-000

