

**2021-007565**

Klamath County, Oregon

05/12/2021 10:21:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Vladimir Anfilofieff35944 S Kropf RDWoodburn, OR 97071

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

Vladimir Anfilofieff35944 S Kropf RDWoodburn, OR 97071File No. 463914AM

STATUTORY WARRANTY DEED**Lindsay Chlopek,**

Grantor(s), hereby convey and warrant to

Vladimir Anfilofieff,

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:

Parcel 1:

Situating in the NW1/4 of the NW1/4 of Section 31 in Township 24, South, Range 9 East of the Willamette Meridian, bounded and described as follows:

Commencing at the NW corner of Section 31 in Township 24, South, Range 9 East of the Willamette Meridian; thence running East 877.6 feet to a metal stake on the West side of Highway 97; thence 414.5 feet in a Southerly direction parallel to said Highway to a point of beginning of this description; thence 50 feet in a Southerly direction parallel to said Highway; thence 120 feet in a Westerly direction at right angles to said Highway; thence 50 feet in a Northerly direction and parallel to said Highway; thence 120 feet in an Easterly direction at right angles to said Highway to place of beginning, excepting therefrom a strip of land 20 feet wide across the front, parallel to and adjoining the right of way of said Highway.

Parcel 2:

A parcel of land lying in the NW1/4 of the NW1/4 of Section 31, Township 24 South, Range 9, E.W.M. Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of Section 31 Township 24 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence East 877.6 feet to a metal stake at the West side of Highway 97; thence 364.5 feet in a Southerly direction, and parallel to Highway 97 to the point of beginning of this tract; thence 50 feet in a Southerly direction, parallel to Highway 97; thence 120 feet in a Westerly direction, at right angles to Highway 97; thence 50 feet in a Northerly direction and parallel to Highway 97; thence 120 feet in an Easterly direction at right angles to said Highway 97 to the point of beginning; EXCEPTING a strip 20 feet wide across the front, parallel to, and adjoining the right of way of Highway 97, deeded to the State Highway Commission.

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

2409-031BB-02300

2409-031BB-02400

The true and actual consideration for this conveyance is \$50,000.00.

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:



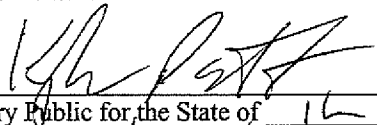
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 8 day of May, 2021.


Lindsay Chlopek

State of Illinois } ss
County of Cook }

On this 8 day of May, 2021, before me, Kyle Patterson a Notary Public in and for said state, personally appeared Lindsay Chlopek, 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.


Notary Public for the State of IL
Residing at: Schaumburg
Commission Expires: 9/12/24

