

Returned at Counter

This Document Prepared By:
KAREN OAKES
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6502 South 6th Street
Klamath Falls, Oregon 97603
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After Recording, Return and
Mail Tax Statements To:
Ivan Yakimov,
139 Uerlings Avenue
Klamath Falls, OR 97601

2021-008097
Klamath County, Oregon



00280594202100080970020020
05/21/2021 09:55:46 AM Fee: \$87.00

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, IVAN YAKIMOV, the GRANTOR, hereby conveys and quitclaims to
IVAN YAKIMOV and JENNIFER RODWAY, the GRANTEEES, not as tenants in common but as joint tenants
with rights of survivorship, THE FOLLOWING described real property located in the County of Klamath, State
of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 139 Uerlings Avenue, Klamath Falls, OR 97601
Assessor's Parcel Number/Account: 3809-032BB-02800/409579

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of
record, if any.
The actual consideration for this conveyance is \$0.

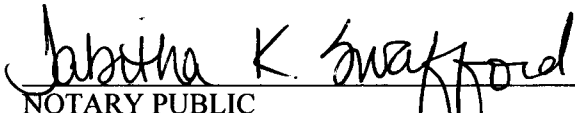
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND
195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9
AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 21 day of May, 2021.


IVAN YAKIMOV

STATE OF OREGON)
COUNTY OF KLAMATH) ss.
)

The foregoing instrument was acknowledged before me on this May 21, 2021, by IVAN YAKIMOV.


NOTARY PUBLIC
My commission exp - April 18, 2025

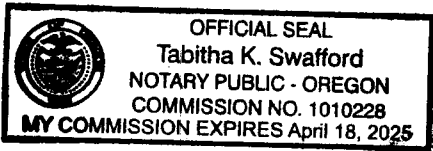


EXHIBIT 'A'

PARCEL 1

A portion of Lots 1 and 7, Block 102, BUENA VISTA 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, more particularly described as follows:

Beginning at the Southeast corner of Lot 1; thence North along the West boundary of University Street 50 feet to a point; thence Southwesterly parallel with the South line of said Lot 1 to the East line of Lot 7; thence Northerly along said East line of Lot 7 to the Northeast corner thereof; thence Southwesterly along North line of Lot 7, 10 feet to a point; thence Southerly parallel with the East line of Lot 7 to the South line thereof; thence Northeasterly along the South line of Lot 7 a distance of 10 feet to the Southwest corner of Lot 1; thence continuing Northeasterly along the South line of Lot 1 to the point of beginning.

PARCEL 2

A portion of Lot 8, Block 102, BUENA VISTA 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, more particularly described as follows:

Beginning at the Northwestern corner of said Lot 8; thence Easterly along the Northerly line of Lot 8 a distance of 170.6 feet to the true point of beginning of this description; thence Southerly 5 feet parallel to California Avenue; thence Easterly parallel to the Northerly boundary line of said Lot 8 to the Westerly line of Uerlings Street; thence Northerly along Uerlings Street, a distance of 5 feet, more or less to the Northeasterly corner of said Lot 8; thence Westerly along the Northerly line of said Lot 8, to the point of beginning.

PARCEL 3

The Southeasterly 8 feet, (as measured along the Westerly line and parallel to the South line of Lot) of the following parcel:

All of Lot 1, Block 102 of BUENA VISTA 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, SAVING AND EXCEPTING a tract of land described as follows:

Beginning at the Southwest corner of Lot 1, Block 102 of BUENA VISTA ADDITION and running thence Northerly along the Westerly line of said Lot 1 a distance of 50 feet to a point; thence Easterly along a line parallel to the South line of said Lot 1 to the Easterly line of said Lot 1; thence South along the Easterly line of said Lot 1 to the Southeast corner of Lot 1 in Block 102 of BUENA VISTA ADDITION; thence Westerly along the South line of said Lot 1 to the point of beginning, being the Southerly portion of said Lot; ALSO SAVING AND EXCEPTING that portion of said Lot 1 lying Northerly of said line between Lots 2 and 6 of said Block 102 extended, through said Lot 1 to Second Street.