

**2021-008894**

**Klamath County, Oregon**

06/04/2021 01:53:01 PM

Fee: \$87.00

**AFTER RECORDING RETURN TO:**

Timofey Mironyuk  
3815 S 328<sup>th</sup> Street  
Federal Way, Washington 98001

**SEND ALL TAX STATEMENTS TO:**

Timofey Mironyuk  
3815 S 328<sup>th</sup> Street  
Federal Way, Washington 98001

**BARGAIN AND SALE DEED**

**GRANTOR: Clearway Realty LLC**

**GRANTEE: Timofey Mironyuk and Pavel Andriyenko**

**TRUE AND ACTUAL CONSIDERATION: \$4,500.00**

Grantor hereby bargains, sells, transfers, And conveys to Grantee, and to Grantee's heirs, successors and assigns, all of the Grantor's right, title and interest, in and to that certain real property Commonly known as **37628 Park View Dr, Chiloquin, OR, Tax Account No. 227971 and Tax Account No. 59929** (hereinafter referred to as the "Property"), being more particularly described as follows:

**Lot 21, Block 5, Tract 1053 Oregon Shores situated in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

Together with all hereditaments and appurtenances thereto, including but not limited to all water rights, rights of way, easements, fixtures and any pre- or post-foreclosure interests which may appertain thereto, rights of redemption or collection of proceeds of sale.

This instrument expressly includes and conveys to Grantee all Grantor's right, title and interest in and to that manufactured home situated on the Property and more particularly described as a **1978 Concord model, VIN No. 2980144841, Sticker No. K-03451, Home ID No. 218774, Tax Assessor Account No. 59929.**

In construing this instrument and whenever the context so requires, the singular becomes the plural and vice-versa.

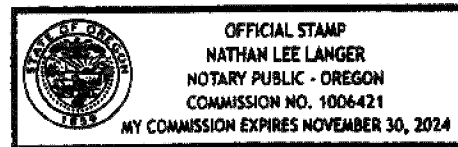
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, June 4, 2021

x   
CLEARWAY REALTY LLC  
By: Christopher Schwindt, its Manager

State of Oregon )  
County of Multnomah )



This instrument was acknowledged before me this 4th day of June, 2021, by  
Christopher Schwindt acting as Manager of Clearway Realty LLC as his voluntary act and deed.

x 

Notary Public for State of: Oregon My commission expires: November 30, 2024