



THIS SPACE RESERVED FOR

2021-018363
Klamath County, Oregon
12/10/2021 01:59:01 PM
Fee: \$87.00

After recording return to:

Elena Foukes and Ruslan Gogichoer

17850 Cougar Ridge RD

Klamath Falls, OR 97603

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

Elena Foukes and Ruslan Gogichoer

17850 Cougar Ridge RD

Klamath Falls, OR 97603

File No. 440390AM

STATUTORY WARRANTY DEED

Frank D. Rollins and Diane Rollins, Trustee or their Successor in Trust in Trust under the Rollins Loving Trust dated July 18, 1990, and any amendments thereto ,

Grantor(s), hereby convey and warrant to

Elena Foukes and Ruslan Gogichoer, as Tenants by the Entirety,

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:

That portion of the Southerly 300 feet of the SE1/4 SW1/4 NW1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the Keno-Worden Road.

EXCEPTING THEREFROM the East 60 feet thereof, reserved for roadway purposes in Volume M79, page 3810, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$60,000.00.

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 30th day of NOV, 2021.

The Frank D. Rollins and Diane Rollins, Trustee

By: Diane Rollins
Diane Rollins, Trustee

State of Oregon} ss.
County of Klamath}

On this 30th day of ^{November}~~September~~, 2021, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared **Diane Rollins** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Frank D. Rollins and Diane Rollins Trustee of their Successor in Trust in Trust under the Rollins Loving Trust Dated July 18, 1990 and any amendments thereto, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 7-29-25

