

**2022-004659**

**Klamath County, Oregon**

**04/13/2022 08:22:03 AM**

**Fee: \$87.00**

**WHEN RECORDED RETURN TO:**

**MAIL TAX STATEMENT TO:**

Roman Zavadskiy  
7610 Byron Ave, Apt 19  
Miami Beach, FL 33141

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**SPECIAL WARRANTY DEED**

**THE GRANTOR:**

- VACANT LAND USA, LLC, 30 N Gould St, Sheridan, WY, 82801,

for and in consideration of \$10 (ten dollars) and other good and valuable consideration grants, bargains, sells, conveys and warranties to

**THE GRANTEE:**

- Roman Zavadskiy 7610 Bryon Ave, Apt 19, Miami Beach, FL, 33141

the following described real estate situated in the County of Klamath,  
State of Oregon:

Lot 11 Block 5 Oregon Pines according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon

APN: R-3511-015C0-01100-000

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signature:

DATED: 4/1/2022

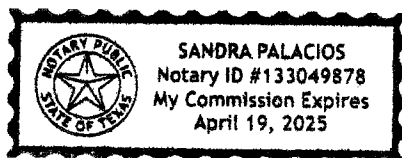
Monica Patricia Moran Morales

Monica Patricia Moran Morales, Authorized Agent  
Vacant Land USA, LLC

STATE OF: Texas

COUNTY OF: Travis

This instrument was acknowledged before me on this 1st day of April by Monica Patricia Moran Morales, Authorized Agent, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity.



Notary Public

Signature of person taking  
acknowledgement

[Signature]

Title and (Rank)

Notary Public

My commission expires 4/19/2025