



2022-006350

Klamath County, Oregon

05/19/2022 10:02:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jason E. Carlton and Erin Carlton

710 E. Round Table Circle

Spokane, WA 99218

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

Jason E. Carlton and Erin Carlton

710 E. Round Table Circle

Spokane, WA 99218

File No. 536744AM

STATUTORY WARRANTY DEED

Nadejda Poznanskaya, Trustee, or her successors in trust, under the Nadejda Poznanskaya Family Trust dated August 15, 2008, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Jason E. Carlton and Erin Carlton, a married couple

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:

The Northwesterly 88 feet of Lot 5 in Block 50 in FIRST ADDITION TO THE CITY OF KLAMATH FALLS, Oregon, described as follows: Beginning at the Northwesterly corner of said Block 50, thence in a Northeasterly direction along the Southerly line of Washington Street in said Addition 53.2 feet to the Northeasterly corner of said Lot 5, thence in a Southeasterly direction parallel with Fourth Street in said Addition 88 feet; thence in a Southwesterly direction parallel with Washington Street 53.2 feet to the Westerly line of said Lot 5, thence in a Northwesterly direction along the Easterly line of Fourth Street 88 feet to the place of beginning.

The true and actual consideration for this conveyance is \$260,000.00.

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 17th day of May, 2022.

The Nadejda Poznanskaya Family Trust

Nadejda Poznanskaya, Trustee
Nadejda Poznanskaya, Trustee

State of Oregon} ss.
County of Klamath}

On this 17th day of May, 2022, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Nadejda Poznanskaya known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Nadejda Poznanskaya Family Trust, 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.

Marjorie Anne Stuart
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 5/18/2025

