

**2023-008769**

**Klamath County, Oregon**



00320822202300087690040044

10/10/2023 02:55:10 PM

Fee: \$97.00

After recording, return to:  
Boris and Marina Chechelnsky  
5306 Vicenza Way  
San Jose, CA 95138

Until a change is requested,  
all tax statements should be sent to:  
Boris and Marina Chechelnsky  
5306 Vicenza Way  
San Jose, CA 95138

**WARRANTY DEED**

Under ORS 93.850

The grantor,  
Boris Chechelnsky, Trustee of The Edward and Larisa Raitburg Family Trust,  
persuant to Declaration of Trust executed March 15, 2005

for the true and actual consideration of  
None - inheritance

CONVEYS AND WARRANTS to the grantee,  
Boris Chechelnsky and Marina Chechelnsky, Trustees of The Boris A  
Chechelnsky and Marina S Chechelnsky Revocable Living Trust, dated  
January 8, 2016

the following described real property, free of encumbrances, except as specifically  
set forth herein:

Lot 7, Tract 1472, Ridgewater Subdivision Phase 1, according to official plot  
thereof on file in the office of the County Clerk of Klamath County, Oregon

Parcel ID: R-3808-036CD-00300-000

And commonly known as: 1185 Weeping Birch Ct Klamath Falls, OR 97601

**Source of Title:**

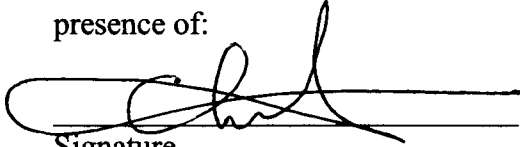
Same property conveyed by warranty deed from THE BORIS A. CHECHELNITSKY AND MARINA S. CHECHELNITSKY REVOCABLE LIVING TRUST to THE EDWARD AND LARISA RAITBURG FAMILY TRUST recorded on October 17, 2017 in Klamath County, Oregon

**This conveyance is made subject to:**

The above described property is free of encumbrances, except as all those items of record, if any, as of the date of this deed.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 14<sup>th</sup> day of September, 2023, in the presence of:



Signature  
Boris Chechelnitzky  
Print Name  
Trustee of Raitburg Family Trust  
Capacity

Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity  
\_\_\_\_\_

Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity  
\_\_\_\_\_

Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity  
\_\_\_\_\_

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, Notary Public in and for said state, personally appeared \_\_\_\_\_

\_\_\_\_\_,  
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me \_\_\_\_\_ freely executed the same.

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

*Pls see attached CA Turalat dated 9/14/23  
Emm,*

**Jurat Certificate California only**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

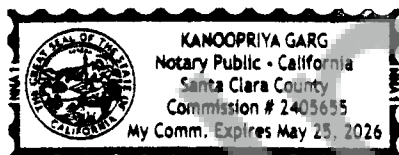
State of California

County of Santa ClaraSubscribed and sworn to (or affirmed) before me on this 14thday of September, 2023, by Boris Chechelnitsky

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Seal Here

Signature

**Description of Attached Document**

Type or Title of Document

Warranty Deed

Document Date

9/14/23

Number of Pages

3

Signer(s) Other Than Named Above

None