

2023-010810

Klamath County, Oregon



00323214202300108100030035

12/18/2023 01:42:08 PM

Fee: \$92.00

After recording, return to:
Philip Victor Kostrikin
5489 Shalynn Dr
Klamath Falls, OR 97603

Until a change is requested,
all tax statements should be sent to:
Philip Victor Kostrikin
5489 Shalynn Dr
Klamath Falls, OR 97603

WARRANTY DEED

Under ORS 93.850

The grantor,
Victor Kostrikin and Nadia Kostrikin, as Tenants by the Entirety
5499 Shalynn Dr
Klamath Falls, OR 97603

for the true and actual consideration of \$to convey title
\$to convey title

CONVEYS AND WARRANTS to the grantee,
Philip Victor Kostrikin
5489 Shalynn Dr
Klamath Falls, OR 97603

the following described real property, free of encumbrances, except as specifically
set forth herein:
Lot 8, Tract 1488 - Partridge Hill - Phase 1, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID: 3809-035DA-02700

And commonly known as: 5489 Shalynn Dr Klamath Falls, OR 97603

Source of Title:

Being the same property conveyed by Warranty Deed from Brower Inc, an Oregon Corporation to Victor Kostrikin and Nadia Kostrikin as Tenants by the Entirety recorded May 27,2021 in the office of the County Clerk of Klamath County, Oregon.

This conveyance is made subject to:

NA

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 18 day of December, 2023, in the presence of:

Victor Kostrikin
Signature
Victor Kostrikin
Print Name
Individual
Capacity

Nadia Kostrikin
Signature
Nadia Kostrikin
Print Name
Individual
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 Oregon
COUNTY OF Klamath

On this 18 day of December, 2023, before me, Notary Public in and for said state, personally appeared Victor Kostrikin and Nadia Kostrikin

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

Signature: Kathleen A. Maynard
Print Name: Kathleen A. Maynard
Title: Notary Public
My Commission Expires: March 31, 2026

