



2024-000824
Klamath County, Oregon
02/01/2024 01:43:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David Whipple

8015 Big Buck Lane

Klamath Falls, OR 97601

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

David Whipple

8015 Big Buck Lane

Klamath Falls, OR 97601

File No. 620808AM

STATUTORY WARRANTY DEED

Dmitriy Doronkin and Elena V Doronkina, as Tenants by the Entirety

Grantor(s), hereby convey and warrant to

David Whipple,

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:

Vacated Lots 1-4, inclusive, and 6-24, inclusive, in Block 54, as vacated by order recorded February 23, 1933 in Volume 99, Pg 445, Klamath County Records and Lot 5 Block 54, WORDEN TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH vacated alleys which inurred thereto by order recorded February 23, 1933 in Volume 99 Pg 445, Klamath County Records.

ALSO TOGETHER WITH that portion of Delany Street which inures thereto by Final Order 2001-079, and recorded March 23, 2001 as Instrument No. M01-11616.

The true and actual consideration for this conveyance is \$32,500.00.

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 31 day of JANUARY, 2024

[Signature]
Dmitriy Doronkin

[Signature]
Elena V. Doronkina

State of _____ } ss
County of _____ }

On this _____ day of _____, before me, _____, a Notary Public in and for said state, personally appeared Dmitriy Doronkin and Elena V. Doronkina, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Initials [Signature] Date 01/31/2024
PLEASE SEE ATTACHED:
CA NOTARIAL CERTIFICATE

ACKNOWLEDGMENT

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.

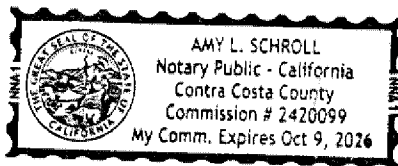
State of California)
)
County of Contra Costa)

On January 31st 2024, before me, AMY L. SCHROLL, Notary Public, personally appeared
Dmitriy Doronkin and
Elena V. Doronkina

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Amy L. Schroll
AMY L. SCHROLL, NOTARY PUBLIC
For the State of California
Contra Costa County Commission: 2420099
Commission Expiration: October 9, 2026

OPTIONAL INFORMATION

Title/Type of Document: Statutory Warranty Deed