

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Returned at Counter

2024-001068
Klamath County, Oregon


00324928202400010680030035

02/09/2024 12:10:30 PM

Fee: \$92.00

After recording, return to (Name and Address):

EARTHRISE RANCH
RUSLAN GOGICHAEV

 Until requested otherwise, send all tax statements to
 (Name and Address):

EARTHRISE RANCH
15750 GREEN SPRING HWY STE 299
KENO, OR, 97627

(SPACE RESERVED FOR RECORDER'S USE)

QUITCLAIM DEED

ELENA FOUKES & RUSLAN GOGICHAEV - IDENTIFIED AS RUSLAN GOGICHAEV ("grantor"),
 for the consideration stated below, does hereby remise, release and forever quitclaim to EARTHRISE RANCH INC.

that certain real property, with all rights and interests belonging or relating thereto, situated in KLAMATH County,
 Oregon, legally described (check one):

- ☒ as set forth on the attached Exhibit A, and incorporated by this reference.
☐ as follows:

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

\$100,000

- ☒ other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.



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.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on February 9th, 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

[Handwritten signature]

STATE OF OREGON, County of Klamath) ss.
 This record was acknowledged before me on February 9th, 2024
 by Elena M. Foukes + Ruslan Gogichaev
 or This record was acknowledged before me on
 by _____
 as (corporate title) _____
 of (company name) _____

[Handwritten signature of Notary Public]

Notary Public for Oregon
 My commission expires 2-6-2027

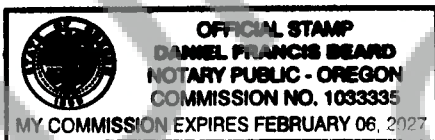


EXHIBIT A



THIS SPACE RESERVED FOR

2021-018363
Klamath County, Oregon
12/10/2021 01:59:01 PM
Fee: \$87.00

After recording return to:
Elena Foukes and Ruslan Gogichoer
17850 Cougar Ridge RD
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Elena Foukes and Ruslan Gogichoer
17850 Cougar Ridge RD
Klamath Falls, OR 97603
File No. 440390AM

STATUTORY WARRANTY DEED

Frank D. Rollins and Diane Rollins, Trustee or their Successor in Trust in Trust under the Rollins Loving Trust dated July 18, 1990, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Elena Foukes and Ruslan Gogichoer, as Tenants by the Entirety,

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:

That portion of the Southerly 300 feet of the SE1/4 SW1/4 NW1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the Keno-Worden Road.

EXCEPTING THEREFROM the East 60 feet thereof, reserved for roadway purposes in Volume M79, page 3810, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$60,000.00.

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: