

2024-003521

Klamath County, Oregon



00328031202400035210040043

05/07/2024 08:25:16 AM

Fee: \$97.00

**This instrument was prepared by:**

Vitaliy Vasilyev

4811 139th pl SE

Snohomish, WA 98296

**Once recorded, return to:**

Singh Surjit

23819 114th Ave SE Kent

Kent, WA 98031

This Space for Recorder's Use Only

**Oregon General Warranty Deed**

State of Oregon

County of Klamath

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of

Fourteen thousand

US Dollars (\$ 14,000 ) in hand, paid to

Vasilyev

Vitaliy

with an address of 4811 139th pl SE Snohomish, WA 98296

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

Singh

Surjit

with an address of 23819 114th Ave SE Kent, Washington 98031

(the "Grantee" or "Grantees") its successors and assigns the following-described real property,

lying, being and situated in Klamath County, Oregon, to wit:

**A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.**

Tax Parcel ID Number 237274, 237381

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Singh Surjit

Address: 23819 114th Ave SE Kent, Washington 98031

**SUBJECT TO:** easements, restrictions, reservations, and other agreements and matters of record, if any.

**TO HAVE AND TO HOLD** the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year 2024 and thereafter.

**IN WITNESS WHEREOF**, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor Signature: Vitaliy Vasilyev Date: 29th April 2024

Printed Name: Vitaliy Vasilyev

Grantor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## NOTARY 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 ~~Oregon~~ <sup>Texas</sup> am )  
County of Dallas )

On 29th April 2024 before me, ABIOLA MUSENDIQ ,  
personally appeared vitaliy vasilyev ,  
who 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.

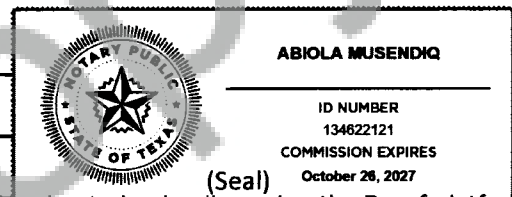
I certify under PENALTY OF PERJURY under the laws of the state of Oregon that the foregoing paragraph  
is true and correct.

WITNESS my hand and official seal.

Signature abiola Musendiq

Printed Name ABIOLA MUSENDIQ

My Commission Expires 10/26/2027



Electronically signed and notarized online using the Proof platform.

**EXHIBIT A**

Legal description of the real property being conveyed by this instrument.

Oregon Shores Unit 2 Tract 1113 Block:29 Lots: 28,29

Unofficial  
Copy