



After recording return to:  
Vitaliy V. Tveritin and Alyx Marian  
Tveritina  
4018 & 4020 Clinton Ave  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Vitaliy V. Tveritin and Alyx Marian  
Tveritina  
4018 & 4020 Clinton Ave  
Klamath Falls, OR 97603

File No.: 7161-4172107 (SA)  
Date: July 11, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Jared Van Horn**, Grantor, conveys and warrants to **Vitaliy V. Tveritin and Alyx Marian Tveritina as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2024-2025** Taxes, a lien not yet payable.


The true consideration for this conveyance is **\$773,000.00**. (Here comply with requirements of ORS 93.030)

**APN: 889491**

Statutory Warranty Deed  
- continuedFile No.: **7161-4172107 (SA)**

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 12 day of July, 2024.

  
Jared Van Horn

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 12 day of July, 2024  
by **Jared Van Horn**.



Notary Public for Oregon  
My commission expires: 11/2/2027

APN: **889491**

Statutory Warranty Deed  
- continued

File No.: **7161-4172107 (SA)**

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Tracts 2, 3 and 4 LANDIS PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM the Easterly 144 feet of Tract 4 as described in that certain deed from Clinton Landis, a single man to Earle William Tichenor and Isabell Jean Tichenor, husband and wife, dated November 5, 1941 and recorded November 6, 1941 in Book 142 at Page 313, Deed Records of Klamath County, Oregon.**

**ALSO EXCEPTING THEREFROM the Easterly 144 feet of Tract 3 as described in that certain deed from Carolyn F. Peacore to Sterling W. Hancock et ux, dated September 12, 1980 and recorded September 15, 1980 in Volume M-80 at Page 17483, Microfilm Records of Klamath County, Oregon.**

**ALSO EXCEPTING THEREFROM the Easterly 144 feet of Tract 2.**

**ALSO KNOWN AS PARCEL 2 OF MINOR PARTITION 79-100.**