



2024-006658
Klamath County, Oregon
07/31/2024 08:56:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mikhail Lira

535 N 10th St.

Klamath Falls, OR 97601

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

Mikhail Lira

535 N 10th St.

Klamath Falls, OR 97601

File No. 640384AM

STATUTORY WARRANTY DEED

Steven David Zibkowski,

Grantor(s), hereby convey and warrant to

Mikhail Lira,

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:

A portion of Lots 5 and 6, Block 57 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of 10th Street, 40 feet Southeast of the most Westerly corner of Lot 5 of said Block and Addition; thence Northeasterly at right angles to said 10th Street to the right of way of the U.S. Government Canal; thence Northerly along said right of way to the South line of Lincoln Street; thence Westerly along the said South line of Lincoln Street to the most Westerly corner of Lot 5; thence Southeasterly along the East line of 10th Street, 40 feet to the point of beginning, being the Northwesterly 40 feet of Lots 5 and 6 in Block 57 of said NICHOLS ADDITION to the City of Klamath Falls, Oregon.

The true and actual consideration for this conveyance is \$210,000.00.

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:

Real property taxes due, if any, but not yet payable

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 22nd day of July, 2024

Steven David Zibkowski
Steven David Zibkowski

State of Oregon } ss
County of Klamath

On this 22 day of July, 2024, before me, Julie Vanleuven a Notary Public in and for said state, personally appeared Steven David Zibkowski, 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.

Julie Vanleuven
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 10-30-2027

