

M06-08356

Klamath County, Oregon

04/28/2006 11:56:03 AM

Pages 3 Fee: \$31.00



After recording return to:

Warren Jan & Amy Jan

1469 Willowbend Way
Beaumont, CA 92223

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

Grantees named below

Address as shown above.

File No.: 7021-755581 (MTA)

Date: March 10, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

MARVIN K. CLARK and KAREN C. OPPER, Grantor, conveys and warrants to **WARREN JAN and AMY JAN**, with full rights of survivorship, as to an undivided 20% interest and **SHEAU-PEY CHAN YEH and WU-HSIUN CHAN**, with full rights of survivorship, as to an undivided 20% interest and **SHOU R. LIN and LINDA LIN**, with full rights of survivorship, as to an undivided 20% interest and **FANG YEN HONG and CHUN-MEI HONG**, with full rights of survivorship, as to an undivided 10% interest and **TSAI CHUN HUNG JAN and CHING HONG HUNG**, with full rights of survivorship, as to an undivided 10% interest and **SHOU-MIN LIN and CHIANG KAN LIN**, with full rights of survivorship, as to an undivided 10% interest and **LONG XUAN NGUYEN LE and MAY HONG**, with full rights of survivorship, as to an undivided 10% interest, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcels 1, 2 and 3 of Major Land Partition 65-91, filed February 10, 1992 situated in Sections 9, 10, 15 and 16 of Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

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.

The true consideration for this conveyance is **\$490,000.00**. (Here comply with requirements of ORS 93.030)

31F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 10th day of March, 2006.

4-26-2006

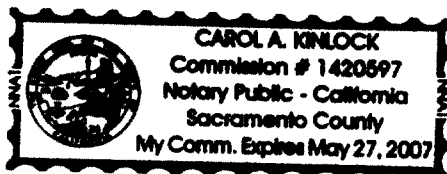
Marvin K. Clark
Marvin K. Clark

Karen C. Opper
Karen C. Opper

STATE OF California)
)ss.
County of Sacramento)

This instrument was acknowledged before me on this 14th day of April, 2006
by ~~Marvin K. Clark~~ and Karen C. Opper.

Carol A. Kinlock



Notary Public for California - Sacramento County
My commission expires: 05/27/07

ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Shasta }

On April 26, 2006, before me, Andrea Thompson, Notary Public (name, title of officer),
personally appeared Marvin K. Clark

☐ personally known to me – OR – ☒ 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.



WITNESS my hand and official seal.

Andrea Thompson
Signature