



THIS SPACE RES

2007-010742

Klamath County, Oregon



06/14/2007 03:25:11 PM

Fee: \$21.00

MT079136-MS

After recording return to:

Trustees of the Frank Y. Lam and Bonnie A. Lam  
Joint Revocable Living Trust dated August 4,  
2006

705 Main St.

Klamath Falls, OR 97601

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

Trustees of the Frank Y. Lam and Bonnie A. Lam  
Joint Revocable Living Trust dated August 4,  
2006

705 Main St.

Klamath Falls, OR 97601

Escrow No. MT79136-MS

Title No. 0079136

SWD

### STATUTORY WARRANTY DEED

**Anne Mitchell**, Grantor(s) hereby convey and warrant to **Frank Y. Lam and Bonnie A. Lam, Trustees of the Frank Y. Lam and Bonnie A. Lam Joint Revocable Living Trust dated August 4, 2006**, 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:

Lot 2 in Block 33 HILLSIDE 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.

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:

The true and actual consideration for this conveyance is **\$74,000.00**.

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 13 day of June, 2007

Anne Mitchell  
Anne Mitchell

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

On JUNE 13, 2007 before me, JEFF APPENRODT personally appeared Anne Mitchell 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 executed the same in authorized capacity(ies), and that by signatures(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.

Signature

