

2009-012794
Klamath County, Oregon



THIS SPA



09/28/2009 03:14:01 PM

Fee: \$42.00

After recording return to:
Bing Xing Huang
343 Upham
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Bing Xing Huang
343 Upham
Klamath Falls, OR 97601

File No.: 7021-1464252 (DMC)
Date: September 10, 2009

STATUTORY WARRANTY DEED

Nathaniel E. Bunfill, Grantor, conveys and warrants to **Bing Xing Huang**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

LOT 10, BLOCK 93, BUENA VISTA 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.

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 **2009-2010** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$110,000.00**. (Here comply with requirements of ORS 93.030)

F42

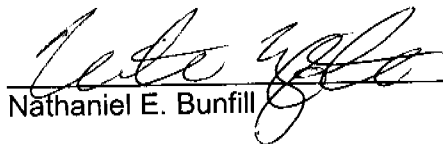
APN: R366348

Statutory Warranty Deed
- continued

File No.: 7021-1464252 (DMC)
Date: 09/10/2009

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

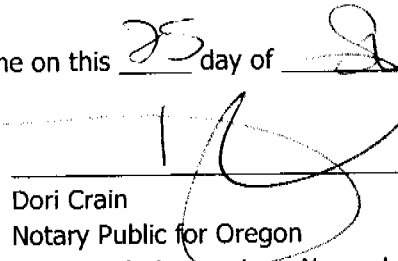
Dated this 25 day of September, 2009.


Nathaniel E. Bunfill

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 25 day of September 2009
by **Nathaniel E. Bunfill**.




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009