

NOT 88157-MS



After recording return to:

Frank Y. Lam

1136 Oregon Ash Circle

Klamath Falls, OR 97601

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

Frank Y. Lam

1136 Oregon Ash Circle

Klamath Falls, OR 97601

Escrow No. MT88157-MS

Title No. 0088157

SWD r.012910

THIS

2010-010261

Klamath County, Oregon



00089460201000102610010010

08/30/2010 11:30:43 AM

Fee: \$37.00

STATUTORY WARRANTY DEED

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, Grantor(s) hereby convey and warrant to **Frank Y. Lam and Bonnie A. Lam, as tenants by the entirety**, 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 20, Tract 1472, RIDGEWATER SUBDIVISION, PHASE 1, 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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$0.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 25th day of Aug, 2010

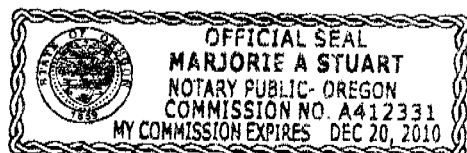
Frank Y. Lam and Bonnie A. Lam, Trustees of the Frank Y. Lam and Bonnie A. Lam Joint Revocable Living Trust Dated August 4, 2006

BY: [Signature], trustee
Frank Y. Lam, Trustee

BY: [Signature], trustee
Bonnie A. Lam, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8/25, 2010 by 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.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/10

37AM