

2014-005445

Klamath County, Oregon



00153620201400054450020020

05/21/2014 10:35:41 AM

Fee: \$47.00

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Document prepared by:

Temujin Kin Fin Mah

Mail recorded document to:

2007 Dawn Dr., Klamath Falls, Oregon 97603

Send all future tax statements to:

Same as above

Parcel ID#:

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**WARRANTY DEED**  
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 19<sup>th</sup> day of May, 2014, by and between:

Temujin Kin Fin Mah, as to an undivided 1/3 interest, whose address is same as above

("grantor"), and

Temujin Kin Fin Mah and Ngar Chun Mah as Trustees of the TEMUJIN KIN FIN MAH AND NGAR CHUN MAH REVOCABLE LIVING TRUST dated May 19, 2014, whose address is same as above.

("grantee"). THE GRANTOR, for the true and actual consideration of This is a transfer to a revocable trust

(Here comply with the requirements of ORS 93.030.)

The receipt of which is hereby acknowledged, conveys and warrants unto the grantee the following described real property, situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein: (Enter Legal Description)

Lot 17 in Block 309 of DARROW 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.

Commonly known as: 2419,2421 Union St., Klamath Falls, Oregon

(If there are to be exceptions to the covenants described in ORS 93.850 (2)(c), here insert such exceptions.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signed, sealed and delivered in presence of:

Signature: X Temujin Kin Fin Mah

Print Name: Temujin Kin Fin Mah

Capacity: Grantor

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: X Ngar Chun Mah

Print Name: Ngar Chun Mah

Capacity: Grantor

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Capacity: \_\_\_\_\_

STATE OF Oregon }

COUNTY OF Klamath }

On this 19<sup>th</sup> of May, 2014 before me, a notary public, personally appeared

Temujin Kin Fin Mah and Ngar Chun Mah, known or

identified to me to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument, and who acknowledged to me ~~he~~ ~~she~~ they freely executed the same.

Witness my hand and seal

Deborah Torrie

Notary Public

Deborah Torrie

Print name

August 20, 2014

My commission expires on

[SEAL]

