

187 2511801-LW

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON REPRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**2015-013717**

**Klamath County, Oregon**

**12/22/2015 03:13:14 PM**

**Fee: \$82.00**

**After Recording Return To:**

**LanYing Liu  
2623 Hughes Place  
Fremont, CA 94538**

**1. Title(s) of the Transaction(s) ORS 205.234(a):**

**Statutory Warranty Deed**

**2. Direct Party/Grantor(s) and address ORS 205.125(1)(b) and ORS 205.160:**

**Margaret R Sellers, as to parcel one and Margaret R Sellers and Shelley R  
Dillon with rights of survivorship as to parcel two**

**3. Indirect Party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160:**

**LanYing Liu**

**4. Send Tax Statements To:**

**Same as above**

**5. True and Actual Consideration:**

**\$200,000.00**

**6. Deed Reference:**

**Rerecorded at the request of the grantor to correct the legal description  
previously recorded as 2015-11473.**

F.  
87.00

2015-011473

Klamath County, Oregon

10/19/2015 04:09:33 PM

Fee: \$77.00



After recording return to:  
LanYing Liu  
2623 Hughes Place  
Fremont, CA 94538

Until a change is requested all tax  
statements shall be sent to the  
following address:  
LanYing Liu  
2623 Hughes Place  
Fremont, CA 94538

File No.: 7021-2511801 (LW)  
Date: August 21, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Margaret R. Sellers, as to Parcel One and Margaret R. Sellers and Shelley R. Dillon, with rights of survivorship as to Parcel Two, Grantor, conveys and warrants to LanYing Liu, 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:

**Parcel 1:**

**All that portion of Government Lot 3 lying West of the Dalles-California Highway and the E1/2 of Government Lot 5**

**Parcel 2:**

**All of Government Lot 6, EXCEPTING THEREFROM that portion of said Lot 6 deeded to David Hill Cemetery Association, all in Section 22, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

**Subject to:**

1. The **2015/2016** Taxes, a lien not yet payable.
2. 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.

Page 1



STATE OF OREGON)

County of KLAMATH)

I CERTIFY that this is a true and correct  
copy of a document in the possession  
of the Klamath County Clerk.

Dated: December 22, 2015  
LINDA SMITH, Klamath County Clerk

By: Lisa Kessler Deputy

Lisa Kessler

APN: M889285

Statutory Warranty Deed  
- continued

File No.: 7021-2511801 (LW)

FURTHER SUBJECT TO that certain Deed of Trust including the terms and provisions thereof, dated **April 2, 2007**, executed by **Margaret R. Sellers, as to Parcel One and Margaret R. Sellers and Shelley R. Dillon, with rights of survivorship as to Parcel Two**, Trustors, **First American Title Insurance Company of Oregon**, Trustee, for the benefit of , to secure the payment of the original principal sum of **\$200,000.00**, plus any other amounts due thereunder; recorded **April 9, 2007**, recording information **2007/006555** in the **Klamath** Recording District, Judicial District, State of Alaska; the beneficial interest of which was assigned to , recorded recording information the unpaid balance of which Deed of Trust the GRANTEE(S) HEREBY ASSUME AND AGREE TO PAY and hold Grantor(s) harmless therefrom.

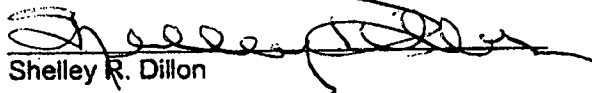
The true consideration for this conveyance is **\$200,000.00**. (Here comply with requirements of ORS 93.030)

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, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 3 day of Sept., 2015.

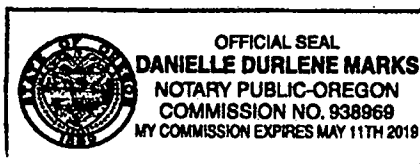
Margaret R. Sellers

Margaret R. Sellers

  
Shelley R. Dillon

STATE OF Oregon )  
County of Deschutes ) ss.

This instrument was acknowledged before me on this 3<sup>rd</sup> day of September 2015  
by **Shelley R. Dillon**.



  
Notary Public for Oregon  
My commission expires: May 11, 2019

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Dated this 3 day of Sept, 2015

Margaret R. Sellers  
Margaret R. Sellers

Margaret R. Sellers  
Margaret R. Sellers

Shelley R. Dillon

STATE OF Oregon )

)ss.

County of )

This instrument was acknowledged before me on this 3 day of Sept, 2015  
by Margaret Sellers. only

Notary Public for Oregon  
My commission expires: 8/18/18





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LanYing Liu  
2623 Hughes Place  
Fremont, CA 94538

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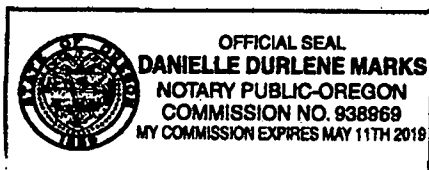
Margaret R. Sellers

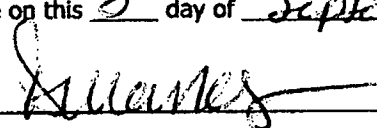
Margaret R. Sellers

  
Shelley R. Dillon

STATE OF Oregon )  
County of Deschutes ) ss.

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by **Shelley R. Dillon**.



  
Notary Public for Oregon

My commission expires: May 11, 2019



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