

2016-005324

Klamath County, Oregon



00186865201600053240020029

05/20/2016 09:50:13 AM

Fee: \$47.00

RECORDING REQUESTED BY
Daniel Byrne, Esq.

WHEN RECORDED MAIL DOCUMENT TO:

Daniel Byrne
1514 Taraval St.
San Francisco, CA 94116

MAIL TAX STATEMENTS TO:

John Zhang and Pin Pin Chen
2338 35th Ave.
San Francisco, CA 94116

Space above this line for Recorder's use

STATUTORY WARRANTY DEED

PIN PIN CHEN hereby conveys and warrants her fifty percent (50%) interest to JOHN ZHANG aka XIN SHENG ZHANG and PIN PIN CHEN, as Trustees of the JOHN ZHANG aka XIN SHENG ZHANG and PIN PIN CHEN REVOCABLE LIVING TRUST DATED: April 20, 2016, 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 1 of TROUBADOR TRAIL - TRACT 1360, a resubdivision of Lots 1, 2 and 36 of Tract 1316 - PARADISE HILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3709-03100-02800-000 Key No: 887894

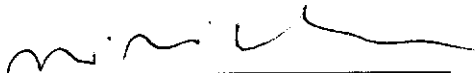
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$109,000.00.

"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. 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."

Dated this 20th day of April, 2016.



PIN PIN CHEN

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA } ss:
COUNTY OF San Francisco

On 4-20-16 before me, Kelly Daniel Byrne, a Notary Public,
(here insert name and title of the officer)

Personally appeared Pin Pin Chen who 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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kelly Daniel Byrne

