

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

**2016-006725****Klamath County, Oregon****06/24/2016 03:53:58 PM****Fee: \$57.00**

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 90433AM

This document is being re-recorded at the request of AmeriTitle to add short sale verbaige as previously recorded in Volume 2016-006667

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Edwin E. Tuhy and Marie TuhyAddress: 222 Skyridge DriveCity, ST Zip: Klamath Falls, OR 97603**2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Statutory Warranty Deed**3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Christopher H. Guan**Grantor Name:** _____**4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Edwin E. Tuhy Jr. and Marie Tuhy**Grantee Name:** _____**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:****UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: NO CHANGE

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION –

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**Tax Acct. No.: N/A



THIS SPACE RES

2016-006667
Klamath County, Oregon
06/23/2016 01:22:28 PM
Fee: \$47.00

After recording return to:

Edwin E. Tuhy Jr. and Marie Tuhy

222 Skyridge Drive

Klamath Falls, OR 97603

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

Edwin E. Tuhy Jr. and Marie Tuhy

222 Skyridge Drive

Klamath Falls, OR 97603

File No. 90433AM

STATUTORY WARRANTY DEED

Christopher H. Guan,

Grantor(s), hereby convey and warrant to

Edwin E. Tuhy Jr. and Marie Tuhy,

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 40, Tract No. 1482, SKY RIDGE EASTATES, PHASE 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$323,000.00.

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:

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, grantee is further prohibited from conveying the property for a sale price greater than 120% of short sale price until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the grantee



RECORDED ELECTRONICALLY	
IN 2016-10/16/16	County Klamath
Date 6/23/16	Time 1:22 PM
THIS SPACE RESERVED FOR RECORDER'S USE	

After recording return to:

Edwin E. Tuhy Jr. and Marie Tuhy

222 Skyridge Drive

Klamath Falls, OR 97603

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Edwin E. Tuhy Jr. and Marie Tuhy

222 Skyridge Drive

Klamath Falls, OR 97603

File No. 90433AM

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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 20 day of June, 2016.


Christopher H Guan

State of MONTANA } ss
County of FLATHEAD }

On this 20th day of June, 2016, before me, E M FITZGERALD a Notary Public in and for said state, personally appeared CHRISTOPHER H GUAN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of MONTANA
Residing at: KALISPELL
Commission Expires: 01/28/2020

