

2016-008817

Klamath County, Oregon

08/19/2016 09:28:00 AM

Fee: \$52.00

**Recording Requested by
First American Title**

Return to: Theerayut Assavapisitkul and Colleen G. Assavapisitkul
18802 West Ridge View Drive, Hidden Valley Lake, CA 95467

Until a change is requested, please forward all tax statements to:
Theerayut Assavapisitkul and Colleen G. Assavapisitkul
18802 West Ridge View Drive, Hidden Valley Lake, CA 95467

8649422C
Tax Assessor's Account No. R892502

STATUTORY WARRANTY DEED

THEERAYUT ASSAVAPISITKUL and COLLEEN G. ASSAVAPISITKUL, hereinafter referred to as "Grantor", whose mailing address is 18802 West Ridge View Drive, Hidden Valley Lake, CA 95467, does hereby convey and warrant, unto THEERAYUT ASSAVAPISITKUL, Trustee of the ASSAVAPISITKUL LOVING TRUST dated April 8, 2010 and any amendments thereto, and COLLEEN G. ASSAVAPISITKUL, Trustee of the ASSAVAPISITKUL LOVING TRUST dated April 8, 2010 and any amendments thereto, in fee simple, hereinafter referred to as "Grantee", whose mailing address is 18802 West Ridge View Drive, Hidden Valley Lake, CA 95467, the following lands and property together with all improvements located thereon, in the County of Klamath, State of Oregon, to wit:

Lot 8 Tract No. 1441, Sky Ridge Estates, Phase 1, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Prior Recorded Document Reference:

Bargain and Sale Deed: Recorded: 05/11/2011; Document No.: 2011-005825

Street Address of Real Property: 5510 Benchwood Avenue, Klamath Falls, Oregon 97603,

The true and actual consideration paid for this transfer in terms of dollars is \$10.00.

SUBJECT TO:

1. Taxes for the fiscal year _____, a lien due, but 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.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

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.

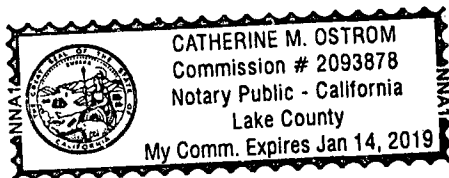
IN WITNESS WHEREOF, the said GRANTOR, has executed this Statutory Warranty Deed this 11th day of August, 2016.


THEERAYUT ASSAVAPISITKUL


COLLEEN G. ASSAVAPISITKUL

STATE OF ~~OREGON~~ CA *emo*)
COUNTY OF *Lake*) ss.

The foregoing instrument was acknowledged before me this 11th day of Aug,
20 16 by THEERAYUT ASSAVAPISITKUL.



Catherine M. Ostrom
Notary Public
Catherine M. Ostrom
Print Name
My Commission expires: *01/14/19*

STATE OF ~~OREGON~~ CA *emo*)
COUNTY OF) ss.

The foregoing instrument was acknowledged before me this 11th day of Aug,
20 16 by COLLEEN G. ASSAVAPISITKUL.



Catherine M. Ostrom
Notary Public
Catherine M. Ostrom
Print Name
My Commission expires: *01/14/19*