



2016-010045

Klamath County, Oregon

09/22/2016 10:12:00 AM

Fee: \$47.00

THIS SPACE RES

After recording return to:

Peter Lor and Blia Thao

666 E 3rd St

Saint Paul, MN 55106

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

Peter Lor and Blia Thao

666 E 3rd St

Saint Paul, MN 55106

File No. 127583AM

STATUTORY WARRANTY DEED

**Joseph J. Coppick and Norma J. Coppick, Trustees, or their successors in trust, of the Coppick Living Trust
dated September 8, 2005**

Grantor(s), hereby convey and warrant to

Peter Lor and Blia Thao as Tenants by the Entirety,

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 17, Block 14, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according to
the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3711-028B0-01200-000

The true and actual consideration for this conveyance is \$8,900.00.

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

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 September, 2016

Coppick Living Trust dated September 8, 2005

BY: Joseph J. Coppick
Joseph J. Coppick, Trustee

BY: Norma J. Coppick
Norma J. Coppick, Trustee

State of CA } ss.
County of Del Norte }

On this 20th day of September, 2016, before me, Debbie J. Olson a Notary Public in and for said state, personally appeared Joseph J. Coppick and Norma J. Coppick known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Coppick Living Trust dated September 8, 2005, and acknowledged to me that he/she/they executed the same as Trustee.

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 CA »
Residing at Crescent City, CA
Commission Expires: 1/30/2016

