



THIS SPACE RESERVED FOR

2017-009795  
Klamath County, Oregon  
08/30/2017 04:11:00 PM  
Fee: \$47.00

After recording return to:

The Ng Family Trust  
1141 Upper Happy Valley Rd  
Lafayette, CA 94549

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

The Ng Family Trust  
1141 Upper Happy Valley Rd  
Lafayette, CA 94549

File No. 173143AM

### STATUTORY WARRANTY DEED

**GGD Oakdale LLC, a California Limited Liability Company,**

Grantor(s), hereby convey and warrant to:

**Yui Cheong Ng and Shuet Yi Ng, Trustees of the Ng Family Trust, Dated August 31, 2015, a California Trust,**

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:

**Parcel 1 of Land Partition 4-17, replat of a portion of Lots 36 and 43 Enterprise Tracts situate in NW1/4 NW1/4, Section 3, Township 39 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon recorded July 10, 2017 in 2017-007664, Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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:

**2017-2018 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 29<sup>th</sup> day of August, 2017.

GGD Oakdale LLC, a California Limited Liability Company

By: [Signature]

Sanjiv Chopra, Managing Member

State of CALIFORNIA } ss  
County of ALAMEDA }

On this 29<sup>th</sup> day of August, 2017, before me, FREDERICK BANDACK a Notary Public in and for said state, personally appeared Sanjiv Chopra known or identified to me to be the Managing Member in the Limited Liability Company known as GGD Oakdale, LLC, a California Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of CALIFORNIA  
Residing at: ALAMEDA  
Commission Expires: 4/2/2021

FREDERICK BANDACK

