



THIS SPACE RESERVED FOR R

2017-013616  
Klamath County, Oregon  
11/28/2017 11:57:46 AM  
Fee: \$47.00

After recording return to:

Joseph R. Tibay and Emma L. Tibay

2001 Park Avenue

Klamath Falls, OR 97601

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

Joseph R. Tibay and Emma L. Tibay

2001 Park Avenue

Klamath Falls, OR 97601

File No. 197104AM

### STATUTORY WARRANTY DEED

**Wangping Sun and Lian Li, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Joseph R. Tibay and Emma L. Tibay, 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:

#### PARCEL 1:

**Lots 13, 14, and 15 in Block 14 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

#### PARCEL 2:

**Lot 16 in Block 14 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion of said property lying below a depth of five hundred (500) feet measured vertically from the contour of the surface thereof; provided, however, that said grantor, its successors and assigns, shall not have the right for any and all purposes to enter upon, into or through the surface or the portion of said property lying above 500 feet, measured vertically from the contour of the surface of said property; as set forth in Warranty Deed from Oregon, California & Eastern Railroad Company, a corporation, recorded July 3, 1974 in Volume M74, page 8233, Deed Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$212,000.00.

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:

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 21 day of Nov., 2017.

Wangping Sun  
Wangping Sun

Lian Li  
Lian Li

State of Oregon } ss  
County of Clatsop }

On this 21st day of November, 2017, before me, Rosalie E. Brown, a Notary Public in and for said state, personally appeared Wangping Sun and Lian Li, 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.

Rosalie E. Brown  
Notary Public for the State of Oregon  
Residing at: Oregon City OR 97045  
Commission Expires: 02-03-2021

