



THIS SPACE RESERVED FOR

2017-013643

Klamath County, Oregon

11/29/2017 11:36:00 AM

Fee: \$47.00

After recording return to:

Craig W. Dress, Trustee of The Craig W. Dress Trust
202, dated August 16, 1983

P. O. Box 387

Yuba City, CA 95993

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

Craig W. Dress, Trustee of The Craig W. Dress Trust
202, dated August 16, 1983

P. O. Box 387

Yuba City, CA 95993

File No. 197951AM

STATUTORY WARRANTY DEED

Shirley Sha,

Grantor(s), hereby convey and warrant to

Craig W. Dress, Trustee of The Craig W. Dress Trust 202, dated August 16, 1983,

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 10 in Block 3, RIVER RANCH ESTATES, 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 \$319,900.00.

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:

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 27th day of Nov., 2017.

Shirley Sha
Shirley Sha

State of Oregon}ss.
County of Klamath}

On this 27th day of Nov., 2017, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Shirley Sha known to me to be the of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 8-30-21

