



THIS SPACE RESERVED FOR

2018-005561
Klamath County, Oregon
05/04/2018 09:31:01 AM
Fee: \$52.00

After recording return to:

Linda M. Bevard and Steven J. Lane

2421 Union St

Klamath Falls, OR 97601

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

Linda M. Bevard and Steven J. Lane

2421 Union St

Klamath Falls, OR 97601

File No. 229131AM

STATUTORY WARRANTY DEED

Harry Doo Gee and JoAnne Bik Gee as Trustees of the GEE FAMILY REVOCABLE DECLARATION OF TRUST dated May 20, 2015, as to an undivided 1/3 interest; Ngar Chun Mah as Trustee of the TEMUJIN KIN FIN MAH AND NGAR CHUN MAH REVOCABLE LIVING TRUST dated May 19, 2014, as to an undivided 1/3 interest; Lai Fun Mah and Ho Chu Mah as Trustees of the LAI FUN MAH AND HO CHU MAH REVOCABLE LIVING TRUST dated January 2016, as to an undivided 1/3 interest,

Grantor(s), hereby convey and warrant to

Linda M. Bevard and Steven J. Lane, not as Tenants in Common but with Rights of Survivorship,

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 in Block 309 of Darrow Addition, 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 \$110,000.00.

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:

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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 3 day of May, 2014.

Gee Family Revocable Declaration of Trust

By: [Signature]
Harry Doo Gee, Trustee

By: [Signature]
JoAnne Bik Gee, Trustee

Temujin Kin Fin Mah and Ngar Chun Mah Revocable Living Trust

By: [Signature]
Ngar Chun Mah, Trustee

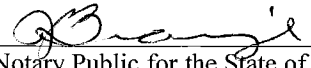
Lai Fun Mah and Ho Chu Mah Revocable Living Trust

By: [Signature]
Lai Fun Mah, Trustee

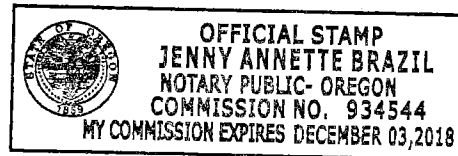
By: [Signature]
Ho Chu Mah, Trustee

On this 3 day of May, 2018, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Harry Doo Gee and JoAnne Bik Gee**, known or identified to me to be the person whose name is subscribed to the foregoing instrument **as trustees of the Gee Family Revocable Declaration of Trust**, 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.



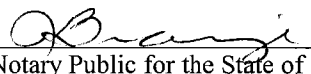
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 12/3/2018



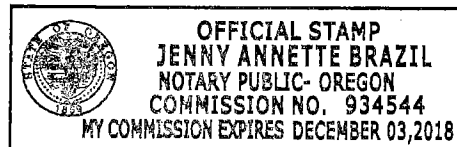
State of Oregon} ss.
County of Klamath}

On this 3 day of May, 2018, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Ngar Chun Mah**, known or identified to me to be the person whose name is subscribed to the foregoing instrument **as trustee of the Temujin Kin Fin Mah and Ngar Chun Mah Revocable Living Trust**, 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.



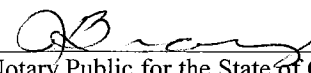
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 12/3/2018



State of Oregon} ss.
County of Klamath}

On this 3 day of May, 2018, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Lai Fun Mah and Ho Chu Mah** known or identified to me to be the person whose name is subscribed to the foregoing instrument **as trustees of the Lai Fun Mah and Ho Chu Mah Revocable Living Trust**, 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 Oregon»
Residing at: Klamath County
Commission Expires: 12/3/2018

