

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

2018-006742

Klamath County, Oregon



00223290201800067420010018

06/04/2018 12:59:47 PM

Fee: \$82.00

WHEN RECORDED RETURN TO:  
Jessey Kwong  
1582 Gulf Road Unit 832  
Point Roberts, Washington, 98281

Until a change is requested, all tax statements  
shall be sent to the following address:  
Jessey Kwong  
1582 Gulf Road Unit 832  
Point Roberts, Washington, 98281

## WARRANTY DEED

THE GRANTOR(S),  
- Deborah Birch, a single person,

for and in consideration of: \$1,089.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):  
- Jessey Kwong, 3538 East 48th Ave, Vancouver, British Columbia, V5S 1H7

the following described real estate, situated in Beatty, in the County of Klamath, State of Oregon:

Legal Description:

TWP 35 RNGE 12, BLOCK SEC 36, TRACT S2SW4SE4SW4, ACRES 5.00

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: R295200

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. 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.

### Grantor Signatures:

DATED: 5-31-2018

Deborah A. Birch

Deborah Birch  
140 NE PINE TREE PL  
TAHUYA, WA 98588

STATE OF WASHINGTON, COUNTY OF MASON:

This instrument was acknowledged before me on MA/31/2018 by Deborah Birch, who are personally known to me or who have produced WA DL as identification.

Debra E. Miller  
DEBRA E. MILLER

Name typed, printed, or stamped

NOTARY

Title or rank

1777857

Serial number (if applicable)

