

Document prepared by:

Trung Ngo, of: 1124 North Fielder Road, #223, Arlington, TX 76012

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Trung Ngo, of: 1124 North Fielder Road, #223, Arlington, TX 76012

Parcel ID#: R394763

2018-007406

Klamath County, Oregon

06/20/2018 09:14:00 AM

Fee: \$92.00

WARRANTY DEED
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 19 day of June, 2018, by and between:

John and Tobi Ross
28300 Greenwood Road
Elk, CA 95432 (County of Mendocino)

("grantor"), and

Trung Ngo
1124 North Fielder Road, #223
Arlington, TX 76012 (County of Tarrant)

("grantee"). THE GRANTOR, for the true and actual consideration of \$4000

Four Thousand and Zero Cents

(Here comply with the requirements of ORS 93.030.)

The receipt of which is hereby acknowledged, conveys and warrants unto the grantee the following described real property, situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein: (Enter Legal Description)

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4, BLOCK 97, LOT 29

Commonly known as: KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4, BLOCK 97, LOT 29

(If there are to be exceptions to the covenants described in ORS 93.850 (2)(c), here insert such exceptions.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signed, sealed and delivered in presence of:

Signature: <u>[Signature]</u>	Signature: _____
Print Name: <u>John Ross</u>	Print Name: _____
Capacity: <u>Grantor</u>	Capacity: _____
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Capacity: _____	Capacity: _____

STATE OF California }
COUNTY OF Mendocino }

On this 19 of June, 2018 before me, a notary public, personally appeared
John Ross

_____, known or
identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and who
acknowledged to me he/she/they freely executed the same.

Witness my hand and seal

Patricia Anne Sarb

Notary Public

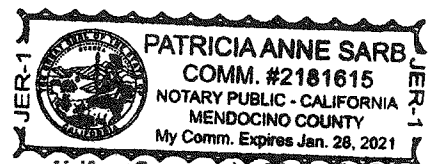
Patricia Anne Sarb

Print name

1-28-2021

My commission expires on

[SEAL]



Signed, sealed and delivered in presence of:

Tobi Ross
Signature
Tobi Ross
Print name
Grantor
Capacity

STATE OF California }
COUNTY OF Mendocino }

The foregoing instrument was acknowledged before me on this 19 day of June, 20 18, by
Tobi Ross

Witness my hand and official seal.

Patricia Anne Sarb
Notary Public

Patricia Anne Sarb
Print name
My commission expires: 1-28-2021

