

2018-009234

Klamath County, Oregon

08/03/2018 02:16:01 PM

Fee: \$87.00

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100  
Medford, OR 97504

GRANTOR'S NAME:

Yu Yau Hsu

GRANTEE'S NAME:

William James Rogers

AFTER RECORDING RETURN TO:

Order No.: 470318059118-MB

William James Rogers

Po Box 9442

Panama City Beach, FL 32417

SEND TAX STATEMENTS TO:

William James Rogers

Po Box 9442

Panama City Beach, FL 32417-9442

APN: R536085

Map: R-3909-007BD-05000-000

Cortez Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

25 1981 Am  
Yao  
Yu Yao Hsu, Grantor, conveys and warrants to William James Rogers, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Exhibit "A" attached hereto and made a part hereof.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

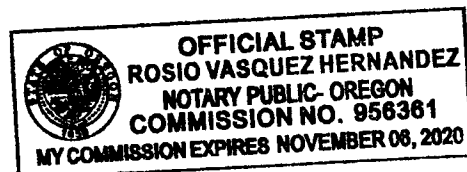
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8-2-2018

Yu Yao Hsu

YH



State of Oregon  
County of Klamath

This instrument was acknowledged before me on August 2, 2018 by Yu Yao Hsu.

Notary Public - State of Oregon

My Commission Expires: Nov 08, 2020

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 16, Block 12, Stewart, according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon