



THIS SPACE RESERVED FOR

2018-009918

Klamath County, Oregon

08/22/2018 10:21:01 AM

Fee: \$87.00

After recording return to:

Christopher B. Harris, Trustee of the Pennie Lynn
Stevenson GST Exempt Trust created under the Janice
Lavonne Harris Irrevocable Trust dated January 8,2010
2303 West Atherton Dr.
Manteca, CA 95337

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

Christopher B. Harris, Trustee of the Pennie Lynn
Stevenson GST Exempt Trust created under the Janice
Lavonne Harris Irrevocable Trust dated January 8,2010
2303 West Atherton Dr.
Manteca, CA 95337
File No. 252700AM

STATUTORY WARRANTY DEED

Michael Ming-Him Chan and Erie Wai Yi Tse, not as Tenants in Common but with Rights of Survivorship,
Grantor(s), hereby convey and warrant to

**Christopher B. Harris, Trustee of the Pennie Lynn Stevenson GST Exempt Trust created under the Janice
Lavonne Harris Irrevocable Trust dated January 8,2010,**

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:

**The E1/2 of Lot 50 and all of Lot 51 in Block 17 of INDUSTRIAL ADDITION, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$138,000.00.

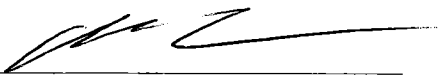
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

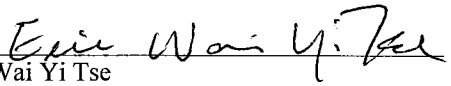
2018-2019 Real Property Taxes, a lien not yet due and payable.

87/11/11

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 20 day of August, 2018

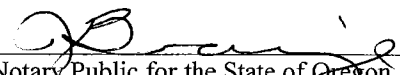

Michael Ming-Him Chan


Erie Wai Yi Tse

State of Oregon } ss
County of Klamath }

On this 20th day of August, 2018, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared Michael Ming-Him Chan and Erie Wai Yi Tse, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

