

2019-000246

Klamath County, Oregon

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Fee: \$87.00

Document prepared by:

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

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Send all future tax statements to:

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

Parcel ID#: R394763

WARRANTY DEED
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 28 day of December, 2018, by and between:

David Richeson
9804 Frosty Canyon Ct.
Las Vegas, NV 89183 (County of Clark)

("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 \$3000
Three 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 #1 BLK-8 LOT-16

Commonly known as: KFFE HWY 66 PLAT #1, BLK-8 LOT-16

(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>David Richeson</u>	Signature: _____
Print Name: <u>David Richeson</u>	Print Name: _____
Capacity: <u>Grantor</u>	Capacity: _____
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Capacity: _____	Capacity: _____

STATE OF Nevada }
COUNTY OF Clark }

On this 28 of December, 2018 before me, a notary public, personally appeared
David Richeson

_____, 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

Dixie Ann Gilby

Notary Public
Dixie Ann Gilby

Print name 8 November 2022

My commission expires on

[SEAL]

