



THIS SPACE RESERVED FOR

2019-010506

Klamath County, Oregon

09/10/2019 10:55:01 AM

Fee: \$92.00

After recording return to:

Charles Burrhus

15683 Swisher Rd

Merrill, OR 97633

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

Charles Burrhus

15683 Swisher Rd

Merrill, OR 97633

File No. 321272AM

STATUTORY WARRANTY DEED

**Ngoot Fong Wong, Trustee or any successors in Trust,
under the Ngoot Fong Wong Revocable Living Trust dated January 6, 2012
and any amendments thereto,**

Grantor(s), hereby convey and warrant to

Charles Burrhus,

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:

PARCEL 1:

The Easterly 5 feet of Lot 1 in Block 1, TOWNSITE OF CLINTON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and all that part of vacated "D" Street of said Townsite adjoining said property on the East and lying North of First Avenue, and South of Lost River, EXCEPT the Easterly 10 feet of same.

PARCEL 2:

The Westerly 60 feet of Lot 1 and all of Lot 2 in Block 1 of the Townsite, sometimes called the TOWN OF CLINTON, 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 \$90,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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 7 day of September, 2019.

The Ngoot Fong Wong Revocable Living Trust

By: Ngoot Fong Wong
Ngoot Fong Wong, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On Sept 7, 2019 before me, Kathryn Tong, Notary Public,
(Insert name and title of the officer)

personally appeared Ngoot Fong Wong, Trustee of the Ngoot Fong Wong Revocable Living Trust, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he (she) they executed the same in his (her) their authorized capacity(ies), and that by his (her) their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kathryn Tong (Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On September 7, 2019, before me, Kathryn Tong, Notary Public, personally appeared Ngoot Fong Wong, Trustee of the Ngoot Fong Wong Revocable Living Trust who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE Kathryn Tong

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Statutory Warranty Deed

Document Date: September 7, 2019 Number of Pages: 2

Signer(s) Other than Named Above: _____