



THIS SPACE RESERVED FOR

2019-014922

Klamath County, Oregon

12/23/2019 02:39:58 PM

Fee: \$87.00

After recording return to:

Xinya Zhang and Bizhen Chen

2977 Fox Trail Dr.

Reno, NV 89523

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

Xinya Zhang and Bizhen Chen

2977 Fox Trail Dr.

Reno, NV 89523

File No. 335023AM

STATUTORY WARRANTY DEED

Shela Ann Fredell, Successor Trustee of the Bill Bruce McAfee Revocable Living Trust dated August 21, 2014,

Grantor(s), hereby convey and warrant to

Xinya Zhang and Bizhen Chen, as Tenants by the Entirety,

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:

**Lot 91, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, 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 \$164,000.00.

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:

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 December, 2019

Bill Bruce McAfee Revocable Living Trust

By: Shela Ann Fredell Successor Trustee
Shela Ann Fredell, Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 20 day of December, 2019, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared Shela Ann Fredell known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Bill Bruce McAfee Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon»

Residing at: Klamath County

Commission Expires: NOV 06, 2020

