

**2020-000253**

**Klamath County, Oregon**

**01/07/2020 03:10:00 PM**

**Fee: \$87.00**

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343159AM

Return To:



**QUITCLAIM DEED**

Recording requested and  
when recorded return to:

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

Monica Wellington & Kurt Malmedal  
3857 NW Harrison Road  
Banks, OR 97106

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Banks, OR 97106

*The true consideration for this conveyance is \$1,300.00*

**SHANDA ASSET MANAGEMENT LLC**, a Delaware limited liability company (f/k/a Whitefish Cascade Forest Resource LLC) ("Grantor"), releases and quitclaims to **MONICA WELLINGTON** and **KURT MALMEDAL**, husband and wife ("Grantee"), any and all interests Grantor has in the following described real property:

**Lot 1, Block 8, Townsite of Crescent, now vacated, and also known as a tract of land situated in Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:**

**Beginning at the intersection of the Easterly line of the Plat of Crescent and the centerline of vacated Parker Street as shown on said plat, thence West along said centerline 99.5 feet, more or less, to the centerline of vacated alley, if said centerline was extended Southerly, thence North 39 degrees 118.5 feet, more or less, to the Easterly line of said plat: thence South 0 degrees 03'10" West 154.82 feet, more or less, to the point of beginning.**

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: 9/6, 2019.

"Grantor"

Shanda Asset Management LLC, a Delaware limited liability company (f/k/a Whitefish Cascade Forest Resource, LLC)

By: [Signature]  
Name: Tianqiao Chen  
Its: CEO

#### ACKNOWLEDGMENT OF GRANTOR

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 San Mateo

On 9/6/2019 before me, Li Rong Chang, a Notary Public, personally appeared Tianqiao Chen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as **CEO of Shanda Asset Management, LLC**, and that by his signature on the instrument, the entity upon behalf of which the person 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: [Signature]

Name: Li Rong Chang

