



THIS SPACE RESERVED FOR RECORD

2020-007638
Klamath County, Oregon
06/22/2020 03:30:16 PM
Fee: \$87.00

After recording return to:

Hans Wang

4819 Reynolds Rd

Torrance, CA 90505

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

Hans Wang

4819 Reynolds Rd

Torrance, CA 90505

File No. 378900AM

STATUTORY WARRANTY DEED

Thomas F. Casey and Tamara E. Casey as Trustees of the Thomas F. Casey Trust, as to an undivided fifty percent (50%) interest, and Tamara E. Casey and Thomas F. Casey as Trustees of the Tamara E. Casey Trust, as to an undivided fifty percent (50%) interest,

Grantor(s), hereby convey and warrant to

Hans Wang,

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 10 in TRACT 1350, AGENCY LAKESHORE ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3507-018BD-02200

The true and actual consideration for this conveyance is \$55,000.00.

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 19 day of June, 2020.

Thomas F. Casey and Tamara E. Casey (and their successors) as Trustees of the Thomas F. Casey Trust UTAD April 20, 2005, as to an undivided 50% interest

Thomas F. Casey
Thomas F. Casey, Trustee

Tamara E. Casey
Tamara E. Casey, Trustee

Tamara E. Casey and Thomas F. Casey (and their successors) as Trustees of the Tamara E. Casey Trust UTAD April 20, 2005, as to an undivided 50% interest

Tamara E. Casey
Tamara E. Casey, Trustee

Thomas F. Casey
Thomas F. Casey, Trustee

State of Oregon } ss.
County of JACKSON

On this 19 day of June, 2020, before me, Micheline A. deWey a Notary Public in and for said state, personally appeared Thomas F. Casey and Tamara E. Casey known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Thomas F. Casey Trust UTAD April 20, 2005 and Tamara E. Casey Trust UTAD April 20, 2005, 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.

Micheline A. deWey
Notary Public for the State of Oregon
Residing at: Medford
Commission Expires: 12/04/23

