



2020-012196

Klamath County, Oregon

09/24/2020 11:29:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nicholas Shelton and Beihai Huang

38484 Modoc Point Rd.

Chiloquin, OR 97624

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

Nicholas Shelton and Beihai Huang

38484 Modoc Point Rd.

Chiloquin, OR 97624

File No. 398678AM

STATUTORY WARRANTY DEED

Randall A. Coker and Elmira Coker, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Nicholas Shelton and Beihai Huang, 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:

A portion of Lot 3 in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the Northeast corner of that tract of real property described in Volume 327 on page 40 of Deed Records of Klamath County, Oregon, which corner bears South 143.17 feet and West 792.91 feet from the quarter corner common to Section 6, Township 35 South and Section 31, Township 34 South all in Range 7 East of the Willamette Meridian, said corner also being on the Westerly right of way boundary of the Old Dalles - California Highway; thence North 0° 13' East along said right of way boundary 143.2 feet to the North boundary of Lot 3, Section 6, above referred to; thence West along said boundary 428.0 feet, more or less, to the shore line of Agency Lake (Upper Klamath Lake); thence Southerly along said shore line to the North boundary of that tract of real property described in Volume 327, page 40 of Deed Records aforesaid; thence East along said North boundary 421.67 feet to the point of beginning.

The true and actual consideration for this conveyance is \$251,500.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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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 21st day of September ~~2020~~ ²⁰²⁰

Randall A. Coker
Randall A. Coker

Elmira Coker
Elmira Coker

State of Oregon } ss
County of Klamath }

On this 21 day of September, 2020, before me, September 2020 a Notary Public in and for said state, personally appeared Randall A. Coker and Elmira Coker, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Lisa Legget-Weatherby
Notary Public for the State of Oregon

Residing at: Klamath
Commission Expires: 10/1/2023

