



THIS SPACE RESERVED FOR

2021-001376

Klamath County, Oregon

01/29/2021 11:15:01 AM

Fee: \$87.00

After recording return to:

Ruchdi R. Fakhre and Yunhui Bai

PO Box 535

Tulelake, CA 96134

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

Ruchdi R. Fakhre and Yunhui Bai

PO Box 535

Tulelake, CA 96134

File No. 431002AM

STATUTORY WARRANTY DEED

Joe D. McCormick and Beverly McCormick, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Ruchdi R. Fakhre and Yunhui Bai, 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 20 of POOLE HOMESITES, a resubdivision of the South 270 feet of Tracts 22, 23, and 24, and of Tracts 33, 34, 35 and 36, HOMELAND TRACTS NO. 2, 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 \$215,000.00.

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 26 day of January, 2021.

Joe D. McCormick
Joe D. McCormick

Beverly J. McCormick
Beverly J. McCormick

State of Oregon } ss
County of Klamath }

On this 26 day of January, 2021, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Joe D. McCormick and Beverly McCormick, 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.

Jenny Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

