



After recording return to:  
Xin Li  
1484 North Pinebrook Avenue  
Upland, CA 91786

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Xin Li  
1484 North Pinebrook Avenue  
Upland, CA 91786

File No.: 7013-3670553 (as)  
Date: February 02, 2021

THIS SPACE RESERVED FOR RECORD

**2021-002627**

**Klamath County, Oregon**

02/22/2021 12:24:00 PM

Fee: \$92.00

### **STATUTORY WARRANTY DEED**

**Charles V. Sanderson Jr. and Patricia A. Sanderson, Trustees or their Successors in Trust, under the Sanderson Family Trust dated July 30, 2009, and any amendments thereto, Grantor, conveys and warrants to Xin Li, as to a 50% undivided interest, and Otto Tatsumi, as to an undivided 25% interest, and Lina Song, as to an undivided 25% interest, as tenants in common, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**See Exhibit A attached hereto and made a part here of**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$206,000.00**. (Here comply with requirements of ORS 93.030)

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 17 day of February, 2021.

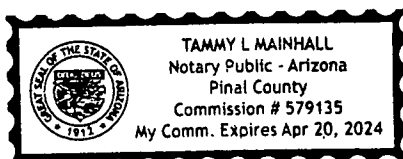
Charles V. Sanderson Jr. and Patricia A.  
Sanderson, Trustees or their Successors in  
Trust, under the Sanderson Family Trust dated  
July 30, 2009, and any amendments thereto

Charles V. Sanderson Jr.  
Charles V. Sanderson Jr., Trustee

Patricia A. Sanderson  
Patricia A. Sanderson, Trustee

STATE OF Arizona )  
County of Pinal ) ss.

This instrument was acknowledged before me on this 17 day of February, 2021  
by **Charles V. Sanderson Jr. and Patricia A. Sanderson, as trustees of Sanderson Family Trust**  
**dated July 30, 2009, on behalf of the trust.**



Tammy L. Mainhall  
Notary Public for AZ.  
My commission expires: 4-20-2024

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 93, 94, 95 and 96, GRAY ROCK, TRACT 1512, PHASE 8, as vacated by Final Order 2012-012 recorded September 6, 2011, 2011-010080 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.