



2021-006306

Klamath County, Oregon

04/21/2021 03:07:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Kwong Ping Chan and Qiong Juan Chan

1565 Gates St.

Eureka, CA 95501

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

Kwong Ping Chan and Qiong Juan Chan

1565 Gates St.

Eureka, CA 95501

File No. 457626AM

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### STATUTORY WARRANTY DEED

**Mary A. Carlson and Rose M. Carlson, not as tenants in common but with the right of survivorship ,**

Grantor(s), hereby convey and warrant to

**Kwong Ping Chan and Qiong Juan Chan, 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:

**Tract 5 of "400" SUBDIVISION, according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon**

**EXCEPTING THEREFROM that portion deeded to the United States of America by deed recorded in Volume 105, Page 607, Deed records of Klamath County, Oregon.**

**ALSO EXCEPTING THEREFROM the following: Beginning at the Southeast corner of Tract 4 "400" Subdivision; thence South along the East line of Tract 5 of said subdivision a distance of 143 feet; thence West parallel to the North line of said Tract 5 a distance of 825 feet (925 feet by deed), more or less to the Northeast boundary of the Southern Pacific Railroad Company right of way; thence Northeasterly along the Southern Pacific Railroad Company right of way a distance of 148 feet, more or less, to a point being the Northwest corner of Tract 5 of said Subdivision; thence East along the North line of said Tract 5 a distance of 935 feet, more or less to the point of beginning**

The true and actual consideration for this conveyance is \$275,000.00.

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 16 day of April, 2021

Rose M Carlson

Rose M. Carlson

Mary A. Carlson

State of Oregon } ss  
County of Klamath }

On this 16 day of April, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Mary A. Carlson and Rose M. Carlson, 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.

mcCook

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 3/15/22

