



2021-012434

Klamath County, Oregon

08/13/2021 03:36:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Michance Wong, LLC., a California Limited Liability
Company

9266 Elberon Way

Elk Grove, CA 95758

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

Michance Wong, LLC., a California Limited Liability
Company

9266 Elberon Way

Elk Grove, CA 95758

File No. 479581AM

STATUTORY WARRANTY DEED

**Robin Dirk Campbell and Maria Felicidad Tolentino Campbell as Trustees of the Campbell Family Trust
dated September 21, 2015,**

Grantor(s), hereby convey and warrant to

Michance Wong, LLC., a California Limited Liability Company,

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 381, RUNNING Y RESORT, PHASE 6, 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 \$300,200.00.

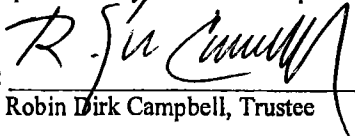
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 10th day of August, 2021.

Campbell Family Trust dated September 21, 2015

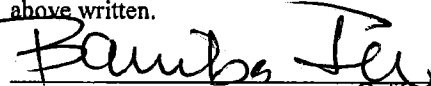
By: 
Robin Dirk Campbell, Trustee

By: 
Maria Felicidad Tolentino Campbell, Trustee

State of California } ss.
County of Santa Clara }

On this 10th day of August, 2021, before me, Baimba John a Notary Public in and for said state, personally appeared Robin Dirk Campbell and Maria Felicidad Tolentino Campbell known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Campbell Family Trust dated September 21, 2015, 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.


Notary Public for the State of California
Residing at: Santa Clara County
Commission Expires: April 24, 2022

