



THIS SPACE RESERVED FOR

2021-014198
Klamath County, Oregon
09/17/2021 10:50:03 AM
Fee: \$87.00

After recording return to:

JinHui Li

2013 Elgin Ave
Monterey CA 91754

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

JinHui Li

same as above

File No. 465232AM

STATUTORY WARRANTY DEED

Juanita Ann Haskins, formerly known as J. Ann Smith,

Grantor(s), hereby convey and warrant to

JinHui Li,

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:

Government Lots 19 and 22, and that portion of Government Lot 14 lying South of the Sprague River Highway in Section 13, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$380,000.00.

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:

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 14 day of Sept 2021

Juanita Ann Haskins
Juanita Ann Haskins

State of Oregon } ss
County of Klamath }

On this 14 day of September, 2021, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Juanita Ann Haskins, 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.

Heather Sciorba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

