



2021-015073

Klamath County, Oregon

10/06/2021 10:13:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Stanley Peng

15721 SE Meadow Park Cir.

Vancouver, WA 98683

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

Stanley Peng

15721 SE Meadow Park Cir.

Vancouver, WA 98683

File No. 488079AM

### STATUTORY WARRANTY DEED

**Donald D. Studier, Trustee of the Donald and Ann Studier Living Trust,**

Grantor(s), hereby convey and warrant to

**Stanley Peng,**

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:

#### PARCEL 1:

**Government Lot 1, Section 9, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

#### PARCEL 2:

**S1/2 NW1/4 NE1/4 of Section 9, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$57,000.00.

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**

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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 30 day of Sept., 2021.

Donald and Ann Studier Living Trust

By: Donald D. Studier TEE  
Donald D. Studier, Trustee

State of } ss  
County of }

On this day of , , before me, a Notary Public in and for said state, personally appeared , 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.

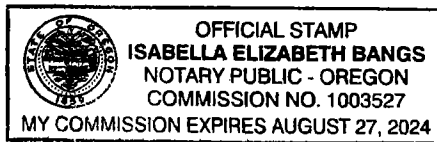
\_\_\_\_\_  
Notary Public for the State of  
Residing at:  
Commission Expires:

*See attached*

State of Oregon } ss.  
County of Benton }

On this 30 day of September, 2021, before me,  
Isabella Elizabeth Bangs, a Notary Public in and for said state, personally  
appeared Donald D. Studier known or identified to me to  
be the person whose name is subscribed to the foregoing instrument as trustee of  
the Donald and Ann Studier Living Trust, and acknowledged to me  
that he 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.



Isabella Bangs  
Notary Public for the State of Oregon  
Residing at: Corvallis  
Commission Expires: August 27, 2024