



First American

First American Title Insurance Company

1225 Crater Lake Avenue, Suite 101

Medford, OR 97504

Phn - (541)779-7250

Fax - (866)400-2250

2022-003496

Klamath County, Oregon

03/22/2022 02:08:01 PM

Fee: \$97.00

RECORDING COVER SHEET PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

FIRST AMERICAN TITLE FILE: 3891911/SA

RECORDING REQUESTED BY AND RETURN TO:

**First American Title
1225 Crater Lake Ave
Medford, OR 97504**

1. Title of Document: (ORS 205.234a)

Statutory Warranty Deed

2. Grantor(s): (ORS 205.160)

Michael Ming-Him Chan and Erie Wai Yi Tse, as tenants in common

3. Grantee(s): (ORS 205.1251a and 205.160)

Harold D. Kinnard and Diana C. Crook, not as tenants in common but with the rights of survivorship

4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):

\$265,000.00

5. SEND TAX STATEMENTS TO:

No Change

6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)

Re-recorded to: Correcting Legal Description , on instrument previously recorded as Document No.2022-003343



After recording return to:
Diana C. Crook and Harold D. Kinnard
1538 Hope Street
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Harold D. Kinnard and Diana C. Crook
1538 Hope Street
Klamath Falls, OR 97603

File No.: 7161-3891911 (SA)

Date: January 27, 2022

THIS SPACE RESERVED FOR REC

2022-003343

Klamath County, Oregon

03/18/2022 11:46:01 AM

Fee: \$87.00

STATUTORY WARRANTY DEED

Michael Ming-Him Chan and Erie Wai Yi Tse, as tenants in common, Grantor, conveys and warrants to **Harold D. Kinnard and Diana C. Crook, not as tenants in common but with rights of survivorship**, 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:

PARCEL 2 OF LAND PARTITION 23-96 BEING LOTS 69 AND 70 OF LEWIS TRACTS SITUATED IN THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

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 **\$265,000.00**. (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.

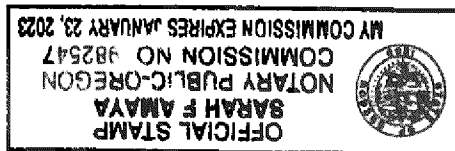
Dated this 18 day of March, 2022

[Signature]
Michael Ming-Him Chan

[Signature]
Erie Wai Yi Tse

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 18 day of March, 2022
by **Michael Ming-Him Chan and Erie Wai Yi Tse.**



[Signature]
Notary Public for Oregon
My commission expires: 1/23/2023



EXHIBIT A
CORRECTED LEGAL DESCRIPTION

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

PARCEL 2 OF LAND PARTITION 23-96 BEING LOTS 69 AND 70 OF LEWIS TRACTS SITUATED IN THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

A.P.N.: 880736