

After Recording, Return To:

Adlar Su and Lillian Su,  
106 Paul Revere Road,  
Arlington, MA 02476

Mail Tax Statements To:

Adlar Su and Lillian Su,  
106 Paul Revere Road,  
Arlington, MA 02476

2022-005631

Klamath County, Oregon



00299704202200056310020025

05/03/2022 01:55:41 PM

Fee: \$87.00

## STATUTORY WARRANTY DEED

SHANG JU HENRY HWU, Successor Trustee of The Joseph Y. Do and Shuh-Huey Do Family Trust Dated November 18, 2005, GRANTOR, HEREBY conveys and warrants to Adlar Su and Lillian Su, not as tenants in common but as joint tenants with right of survivorship, the GRANTEES, and to Grantees' heirs, successors and assigns, all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property here in Klamath County, Oregon, to-wit:

Mt. Scott Meadows, Tract 1027, Block 25, Lot 2, in the County of Klamath, State of Oregon.

No Situs address

Map/Tax: 3107-012D0-08200/ 83947

And will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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.

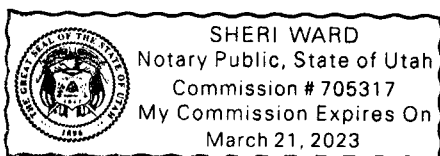
Dated this 28<sup>th</sup> day of April, 2022.


THE JOSEPH Y. DO AND SHUH-HUEY DO  
FAMILY TRUST DATED NOVEMBER 18,  
2005

  
SHANG JU HENRY HWU, Successor Trustee

STATE OF UTAH )  
COUNTY OF Cache ) ss.  
)

Personally appeared the above named Shang Ju Henry Hwu, Successor Trustee of The Joseph Y. Do and Shuh-Huey Do Family Trust dated November 18, 2005, and acknowledged the foregoing instrument to be his voluntary act and deed this 28<sup>th</sup> day of April 2022.



  
NOTARY PUBLIC  
My Commission expires: 3/21/2023

CERTIFICATE OF INCUMBENCY OF TRUSTEE  
THE JOSEPH Y. DO AND SHUH-HUEY DO FAMILY TRUST DATED NOVEMBER 18, 2005, as amended by ,  
1ST AMENDMENT SEPTEMBER 29, 2011, and as amended by the 2<sup>ND</sup> AMENDMENT ON JANUARY 28,  
2021

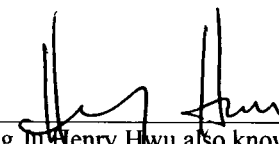
**AFTER RECORDING RETURN TO:**  
**HENRY HWU**  
**2147 N. 1200 E**  
**NORTH LOGAN, UT 84341**

STATE OF UTAH, County of Cache )ss

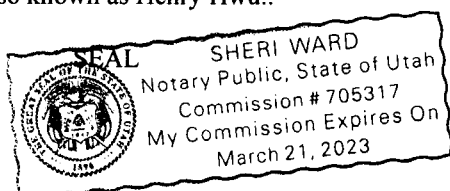
I Henry Hwu, also known as Shang Ju Henry Hwu, being first duly sworn, depose and say:

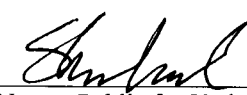
1. That the The Joseph Y. Do and Shuh-Huey Do Family Trust dated November 18, 2005 Agreement was established by Joseph Y. Do and Shuh-Huey Do, by an Agreement, between Joseph Y. Do and Shuh-Huey Do, as Trustors and Joseph Y. Do and Shuh-Huey Do as Trustees;
2. That a First Amendment was made to the Trust on September 29, 2011, changing the names of the successor trustees.
3. That Shuh-Huey Do died on July 28, 2020. A certified copy of the Certificate of Death was recorded at 2022-002063 at the office of the County Clerk, Klamath County, Oregon on February 17, 2022.
4. That a Second Amendment dated January 28, 2021, was made by the remaining Trustee, Joseph Y. Do, which changed the Sucessor Trustee to Shang Ju Henry Hwu and changing the distribution of the trust estate following the death of Joseph Y. Do.
5. That Joseph Y. Do died on February 14, 2021. A certified copy of the Certificate of Death was recorded at 2022-002063 at the office of the County Clerk, Klamath County. Oregon, on February 17, 2022.
6. The Trust Agreement as amended by the Second Amendment contemplates that in the event of the death of Joseph Y. Do, as the initial Trustee, that Shang Ju Henry Hwu shall serve as Successor Trustee;
7. That Shang Ju Henry Hwu, also known as Henry Hwu, as Successor Trustee, was not appointed by a Court and is not required to be appointed by a court under Oregon law;
8. By his signature below, Shang Ju Henry Hwu, also known as Henry Hwu, does hereby consent to serve as trustee of the Trust, accepting such position as Trustee.

DATED this 28 th day of April, ~~2021~~ <sup>2022</sup>.

  
Shang Ju Henry Hwu also known as Henry Hwu.

Subscribed and sworn to before me this 28<sup>th</sup> day of April, 2022 by Shang Ju Henry Hwu, also known as Henry Hwu..



  
Notary Public for Utah  
My commission expires 3/21/2023