**2022-006657 Klamath County, Oregon** 

00300880202200066570030038

05/27/2022 07:59:02 AM

Fee: \$92.00

SEND TAX STATEMENTS TO: CH TRUST 3225 MCLEOD DRIVE, SUITE 777 LAS VEGAS, NEVADA 89121

**MIRANDA TAN AND SHAWN LAFORCE** 

FILED AT THE REQUEST OF:
AFTER RECORDING RETURN TO:

11700 SANTA ANA ROAD ATASCADERO, CA 93422

This space reserved for Recorder's use

## **WARRANTY DEED**

Miranda Tan and Shawn LaForce, as Tenants by the Entirety, Grantor, conveys and warrants to CH Trust dated June 22, 2018, Terra Bay LLC, its successor or successors in interest, as Trustee of CH Trust dated June 22, 2018, Grantee, the following described real property free of encumbrances, except as specifically set forth herein:

Lot 839, RUNNING Y RESORT, PHASE 11, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Commonly known as: 6439 Coopers Hawk Road, Klamath Falls, Oregon 97601

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:

The true consideration for this conveyance is \$0.00 (zero dollars)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON TRANFERERING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON REGULATIONS. 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 AGAINT FARMING OR FROEST 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.

IN WITNESS WHEREOF, the grantor aforesaid have hereunt	to set their hand and seal this $20$ day of
W 2028	
Stavn Le Some	AL

Shawn LaForce, Grantor

Miranda Tan, Grantor

## ALL-PURPOSE ACKNOWLEDGMENT

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basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  WITNESS my hand and official-seal:  WITNESS	On 5/20/2022, before me, 3	Pelsecardin		
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