

2022-010144

Klamath County, Oregon

08/19/2022 02:41:01 PM

Fee: \$92.00

Grantor Name and Address:  
TROY GERRARD  
YAHUI SHI  
14862 SOUTH PELE LANE  
HERRIMAN, UT 84096

Grantee Name and Address:  
TROY GERRARD, TRUSTEE  
YAHUI SHI, TRUSTEE  
14862 SOUTH PELE LANE  
HERRIMAN, UT 84096

After recording, return to:  
TRAJAN ESTATE LAW FIRM  
7702 E. DOUBLETREE RANCH ROAD  
SUITE 100  
SCOTTSDALE, AZ 85258

Until requested otherwise, send all tax statements to:  
TROY GERRARD, TRUSTEE  
YAHUI SHI, TRUSTEE  
14862 SOUTH PELE LANE  
HERRIMAN, UT 84096

#### SPECIAL WARRANTY DEED

TROY GERRARD and YAHUI SHI, whose address is 14862 South Pele Lane, Herriman, UT 84096 (referred to herein as "Grantor"), hereby conveys and specially warrants to TROY GERRARD AND YAHUI SHI, TRUSTEES, or any successors in trust, under the GERRARD SHI FAMILY TRUST dated May 1, 2022 and any amendments thereto, whose address is 14862 South Pele Lane, Herriman, UT 84096 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances created or suffered by the Grantor except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: Bull Pine Road and White Oak Lane, Bly, OR 97621

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: \$10.00

Dated: August 16, 2022

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING THE 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 245.010, 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.

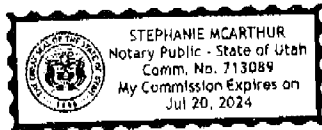
GRANTOR:

Troy Gerrard  
Troy Gerrard

STATE OF Utah )  
COUNTY OF Salt Lake ) ss.

This instrument was acknowledged before me on August 16, 2022, by Troy Gerrard.

[Affix Notary Seal]



Stephanie McArthur  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 7/20/2024

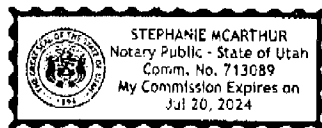
GRANTOR:

Yahui Shi  
Yahui Shi

STATE OF Utah )  
COUNTY OF Salt Lake ) ss.

This instrument was acknowledged before me on August 16, 2022, by Yahui Shi.

[Affix Notary Seal]



Stephanie McArthur  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 7/20/2024

## **EXHIBIT A**

### **Legal Description**

E1/2 E 1/2 of Lot 2 in Block 4 of KLAMATH FALLS FOREST ESTATES SYCAN UNIT, also described as Lot 2D, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*