



THIS SPACE RESERVED FOR

2022-014411

Klamath County, Oregon

12/20/2022 01:32:01 PM

Fee: \$92.00

After recording return to:

Richard Spicher and Jamie Spicher

10210 Homedale Rd.

Klamath Falls, OR 97603

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

Richard Spicher and Jamie Spicher

10210 Homedale Rd.

Klamath Falls, OR 97603

File No. 571573AM

STATUTORY WARRANTY DEED

Kwong Ping Chan and Qiong Juan Chan, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Richard Spicher and Jamie Spicher, as Tenants by the Entirety,

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:

Tract 5 of "400" SUBDIVISION, according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon

EXCEPTING THEREFROM that portion deeded to the United States of America by deed recorded in Volume 105, Page 607, Deed records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the following: Beginning at the Southeast corner of Tract 4 "400" Subdivision; thence South along the East line of Tract 5 of said subdivision a distance of 143 feet; thence West parallel to the North line of said Tract 5 a distance of 825 feet (925 feet by deed), more or less to the Northeast boundary of the Southern Pacific Railroad Company right of way; thence Northeasterly along the Southern Pacific Railroad Company right of way a distance of 148 feet, more or less, to a point being the Northwest corner of Tract 5 of said Subdivision; thence East along the North line of said Tract 5 a distance of 935 feet, more or less to the point of beginning

The true and actual consideration for this conveyance is \$280,000.00.

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:

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 19 day of Dec, 2022

Kwong Ping Chan
Kwong Ping Chan

Qiong Juan Chan
Qiong Juan Chan

State of California } ss
County of _____ }

On this _____ day of December, 2022, before me _____ a Notary Public in and for said state, personally appeared Kwong Ping Chan and Qiong Juan Chan 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 California
Residing at: _____
Commission Expires: _____

see attached certificate

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

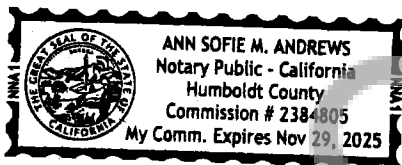
State of California

County of Humboldt

On Dec. 19, 2022 before me, Ann Sofie M Andrews, notary public

personally appeared Kwong Ping Chan and Qiong Juan Chan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) were 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.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____