

AFTER RECORDING RETURN TO:

Christian E. Hearn | OSB 911829
Davis Hearn Anderson & Selvig, PC
515 E. Main St.
Ashland, OR 97520

GRANTORS:

Xin Li
1484 N. Pinebrook Ave.
Upland, CA 91786

Otto Tatsumi
1484 N. Pinebrook Ave.
Upland, CA 91786

Lina Song
4700 Emerald Ave.
La Verne CA 91750

GRANTEE:

Otto Tatsumi
1484 N. Pinebrook Ave.
Upland, CA 91786

ACTUAL CONSIDERATION PAID: \$ 0.00

MAIL TAX STATEMENTS TO:

Otto Tatsumi
1484 N. Pinebrook Ave.
Upland, CA 91786

2024-000313

Klamath County, Oregon



00323978202400003130050050

01/11/2024 10:50:02 AM

Fee: \$102.00

STATUTORY WARRANTY DEED

Grantors Xin Li, Otto Tatsumi, and Lina Song ("Grantors"), do hereby convey unto grantee **Otto Tatsumi ("Grantee")**, all right, title and interest in that real property situated in Klamath County, Oregon and described below.

Legal Description: Real property located in the County of Klamath, State of Oregon. and described as follows:

Tract 1550 Paradise Apogee, Lot 1

Subject to: All covenants, conditions, restrictions and easements, if any, affecting title and appearing in the public record, including those shown on any recorded plat or survey.

Consideration: The true and actual monetary consideration paid by Grantee to Grantors as consideration for this is: **\$0.00**. However, this conveyance is based upon other fair and valuable consideration, receipt of which is hereby acknowledged.

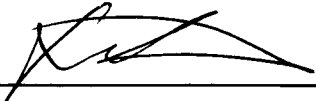
WARRANTY DEED

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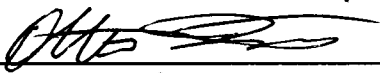
DAVIS HEARN ANDERSON & SELVIG, PC
515 E. MAIN ST. | ASHLAND, OREGON 97520
PHONE: 541-482-3111 | FAX: 541 488-4455
www.davishearn.com

Statutory Notice: 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, AND 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, AND 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 December, 2023



Xin Li



Otto Tatsumi



Lina Song

[Notary acknowledgments provided on following pages]

ACKNOWLEDGMENT

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

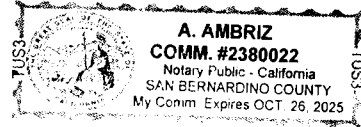
County of San Bernardino

On Dec 19, 2023 before me, A. Ambriz Notary Public
(insert name and title of the officer)

personally appeared XIN LI
who proved to me on the 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.



Signature A. Ambriz (Seal)

ACKNOWLEDGMENT

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State of California

County of San Bernardino

On Dec 19, 2023 before me, A. Ambriz Notary Public
(insert name and title of the officer)

personally appeared OTTO TATSUMI
who proved to me on the 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.

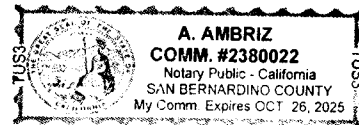
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

A. Ambriz

(Seal)



ACKNOWLEDGMENT

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State of California

County of San Bernardino

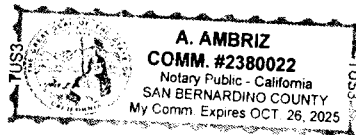
On Dec 19, 2023 before me, A. Ambriz notary public
(insert name and title of the officer)

personally appeared LINA SONG

who proved to me on the 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.



Signature A. Ambriz (Seal)