



00329736202400049250020027

06/18/2024 10:43:23 AM

Fee: \$87.00

After Recording, Return To:

Erie Wai Yi Tse, as Trustee
19082 SW Strickland Dr
Beaverton, OR 97007

Mail Tax Statements To:

Erie Wai Yi Tse, as Trustee
19082 SW Strickland Dr
Beaverton, OR 97007

BARGAIN AND SALE DEED

(ORS §93.110)

ERIE WAI YI TSE and MICHAEL CHAN, the GRANTORS,

Whose mailing address is 19082 SW Strickland Dr, Beaverton, OR 97007;

HEREBY CONVEYS TO

WTMC, LLC, the GRANTEE,

Whose mailing address is 19082 SW Strickland Dr, Beaverton, OR 97007;

and to Grantee's successors and assigns, THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

The East one-half of Lot 2, and the Easterly 11 feet of the Westerly one-half of Lot 2, all in Block 34, HILLSIDE ADDITION TO THE CITY of KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly known as 1734 Crescent Ave., Klamath Falls, OR 97601.

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

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.

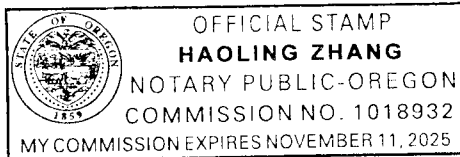
Dated this 14th day of June, 2024.

Erie Wai Yi Tse
ERIE WAI YI TSE

Michael Chan
MICHAEL CHAN

STATE OF OREGON)
COUNTY OF WASHINGTON) ss.
)

The foregoing instrument was acknowledged before me on this 06/14, 2024, by
ERIE WAI YI TSE and MICHAEL CHAN.



Haoling Zhang