

**RECORDING COVER SHEET** PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**2024-007227**

**Klamath County, Oregon**

08/19/2024 01:33:02 PM

Fee: \$97.00

**FILE NO: 4168751 SA**

**RECORDING REQUESTED BY AND RETURN TO:**

First American Title  
1225 Crater Lake Ave  
Medford OR 97504

**1. Title of Document: (ORS 205.234a)**

Warranty Deed

**2. Grantor(s): (ORS 205.160)**

Evelyn Lupe corral

**3. Grantee(s): (ORS 205.1251a and 205.160)**

Sheng Xu and Helene Chung, as tenants by the entirety

**4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):**

\$435,000.00

**5. SEND TAX STATEMENTS TO:**

Remains the same

**6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)**

**Re-recorded to:**

Correct legal description on instrument previously recorded as Document No. 2024-005102



After recording return to:  
Sheng Xu and Helene Chung  
2560 Kane Street  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Sheng Xu and Helene Chung  
2560 Kane Street  
Klamath Falls, OR 97603

File No.: 7161-4168751 (SA)

Date: May 22, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

**Evelyn Lupe Corral**, Grantor, conveys and warrants to **Sheng Xu and Helene Chung, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$435,000.00**. (Here comply with requirements of ORS 93.030)

APN: 522161

Statutory Warranty Deed  
- continued

File No.: 7161-4168751 (SA)

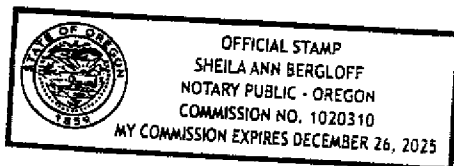
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 June, 2024.

Evelyn Lupe Corral  
Evelyn Lupe Corral

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 19<sup>th</sup> day of June, 2024 by **Evelyn Lupe Corral**.



Sheila Bergloff  
Notary Public for Oregon  
My commission expires: December 26, 2025

APN: 522161

Statutory Warranty Deed  
- continued

File No.: 7161-4168751 (SA)

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Tract 25, KIELSMEIER ACRE TRACTS, in the County of Klamath, State of Oregon.**

~~Saving and excepting therefrom all that portion of said Tract 25 conveyed to Edward M. Jasso and Dolores V. Jasso by deed recorded May 14, 1976 in Deed Volume M76 at Page 7208, Microfilm Records, more particularly described as follows:~~

~~Beginning at the Southeasterly corner of said Tract 25 and running thence along the Southerly boundary thereof, (1) Westerly 305 feet to the Southwesterly corner of said Tract 25; thence (2) Northerly, along the Westerly boundary of said Tract 25, 78 feet; thence leaving said Westerly boundary (3) Easterly, parallel with the Southerly boundary of said Tract 25, 133 feet; thence (4) Southerly, parallel with the Easterly boundary of said Tract 25, 14 feet; thence (5) Easterly, parallel with the Southerly boundary of said Tract 25, 172 feet to a point on the Easterly boundary of said Tract 25; thence (6) Southerly, along the Easterly boundary of said Tract 25, 64 feet to the Point of Beginning.~~

**NOTE:** This legal description was created prior to January 1, 2008.