



2024-008393
Klamath County, Oregon
09/25/2024 11:43:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David Chen

100 N Beretania St Ste 102

Honolulu, HI 96817

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

David Chen

100 N Beretania St Ste 102

Honolulu, HI 96817

File No. 651323AM

STATUTORY WARRANTY DEED

Stephanie Smith and Larry Smith, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

David Chen,

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:

All that portion of Parcel 3 of Land Partition 24-92 in Section 15, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon lying Southerly of State Highway 140, Klamath County, Oregon.

EXCEPTING THEREFROM all that portion conveyed to the State of Oregon by and through its Department of Transportation recorded August 8, 1995 in Volume M95, page 20941, Microfilm Records of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3715-00000-07304

The true and actual consideration for this conveyance is \$80,000.00.

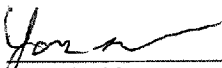
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

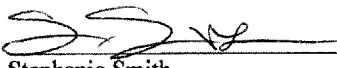
Return To:
AmeriTitle

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: September 19, 2024



Larry Smith

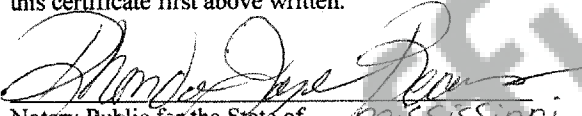


Stephanie Smith

State of Mississippi, ss
County of Marshall

On this 20th day of September, 2024, before me, Rhonda J. Reaves a Notary Public in and for said state, personally appeared Stephanie Smith and Larry Smith, 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 Mississippi
Residing at: 3945 Magnolia Ln, Nesbit, MS. 38651
Commission Expires Aug 24th 2028 Aug. 24th 2028

State of Mississippi
RHONDA JOYCE REAVES, Notary Public
De Soto County
My Commission Expires August 24, 2028
Commission Number 117537

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