



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004068

Klamath County, Oregon

05/30/2025 09:46:01 AM

Fee: \$87.00

After recording return to:

Siew Yeng Chai and Edward Kuan Yee Lee

19025 96th Ave Ct E

Puyallup, WA 98375

Until a change is requested all tax statements
shall be

sent to the following address:

Siew Yeng Chai and Edward Kuan Yee Lee

19025 96th Ave Ct E

Puyallup, WA 98375

File No. 1000709

STATUTORY WARRANTY DEED

John M. Gradt and Sharon L. Gradt, as Tenants by the Entirety , Grantor(s), hereby convey and
warrant to

Siew Yeng Chai and Edward Kuan Yee Lee 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:

PARCEL 1:

**The E1/2 of Government Lot 20 in Section 19, Township 36 South, Range 11 East of the
Willamette Meridian, Klamath County, Oregon.**

PARCEL 2:

**The W1/2 of Government Lot 20 in Section 19, Township 36 South, Range 11 East of the
Willamette Meridian, Klamath County, Oregon.**

PARCEL 3:

**Government Lot 21 in the NW1/4 SW1/4 of Section 19, Township 36 South, Range 11 East of the
Willamette Meridian, Klamath County, Oregon.**

PARCEL 4:

**The E1/2 of Government Lot 28 in Section 19, Township 36 South, Range 11 East of the
Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$37,000.00.

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

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: 5/29/2025

John M. Gradt
John M. Gradt

Sharon L. Gradt
Sharon L. Gradt

State of Oregon } ss
County of Marion }

On this 29 day of May, 2025, before me,
Lisa Kutsch, a Notary Public in and for said
state, personally appeared John M. Gradt and Sharon L. Gradt, known or identified to me to be the
person(s) whose name(s) is are subscribed to the within Instrument and acknowledged that he/she/they
executed the 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.

Lisa Kutsch
Notary Public for the State of Oregon
Residing at: Sussex
Commission Expires: 1-3-27

