



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Trever I Dodson and Michelle Dodson  
1514 Etna ST  
Klamath Falls OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Trever I Dodson and Michelle Dodson  
same as above

File No. 1012712

STATUTORY WARRANTY DEED

WTMC, LLC., u/a dated June 10th, 2024, Grantor(s), hereby convey and warrant to

Trever I Dodson and Michelle Dodson , 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:

All that portion of Lot 13 of EMPIRE TRACTS as shown upon the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 13 and running thence East along the South line of said Lot, 72.2 feet to a point which is the Northeast corner of Lot 10 of GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence in a Northeasterly direction in a straight line to the Southeast corner of Lot 10 of said EMPIRE TRACTS; thence West along the South line of Lots 10 and 9 of EMPIRE TRACTS, 142.0 feet; thence South along the West line of said Lot 13 of EMPIRE TRACTS 129.3 feet to the point of beginning.

The true and actual consideration for this conveyance is \$228,000.00.  
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: 8/13/25

WTMC, LLC., u/a dated June 10th, 2024

By: [Signature]  
Michael Ming Him Chan, member

By: \_\_\_\_\_  
Erie Wai Yi Tse, member

State of Oregon} ss  
County of Klamath}

On this 13 day of August, 2025, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Michael Ming Him Chan known or identified to me to be the member in the Limited Liability Company known as WTMC, LLC who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2027



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: 8-13-2025

WTMC, LLC., u/a dated June 10th, 2024

By: \_\_\_\_\_  
Michael Ming Him Chan, member

By: Erie Wai Yi Tse  
Erie Wai Yi Tse, member

State of Oregon} ss  
County of Klamath}

On this \_\_\_\_\_ day of August , 2025, before me, \_\_\_\_\_, a Notary Public in and for said state, personally appeared \_\_\_\_\_ known or identified to me to be the \_\_\_\_\_ in the Limited Liability Company known as WTMC, LLC who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

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 Oregon  
Residing at: Klamath Falls OR  
Commission Expires:

Description of Attached Document

(Optional)

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

The following Certificate of Acknowledgment is attached to a document titled/for the purpose of RECORDING

Additional Information

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s) ☐ Other

containing 2 PAGES + ACKNOWLEDGMENT pages, and dated 8-13-2025

State of OREGON  
County of WASHINGTON

ss. **CERTIFICATE OF ACKNOWLEDGMENT**

On this 13 day of AUGUST 2025, before me, JUDITH ANN COBB,  

DayMonthYearPrinted Name of Notary Public

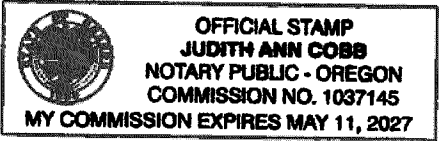
the undersigned notary public, personally appeared ERIEWAI YI TSE,  

Printed Name(s) of Signer(s)


☐ personally known to me - or -  
☒ proved to me on the basis of satisfactory evidence:   

☒ form(s) of identification DRIVERS LICENSE  
☐ credible witness(es) \_\_\_\_\_

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 voluntarily for the purpose expressed therein.



WITNESS my hand and official seal.

  
Signature of Notary Public

(Seal)

Optional: Check here if the attached document has been described on the top part of this 8.5" x 7" form ☐

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