



THIS SPACE RESERVED FOR RECORDER'S USE

2025-007359

Klamath County, Oregon

08/20/2025 10:26:01 AM

Fee: \$92.00

After recording return to:

Ami J. Patel

2901 Anchor Way

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be

sent to the following address:

Ami J. Patel

2901 Anchor Way

Klamath Falls, OR 97601

File No. 1012516

STATUTORY WARRANTY DEED

May Tay Duong and Vince Duong, Trustees, or any successors in trust, under the Duong Living Trust dated May 17, 2019 and any amendments thereto, Grantor(s), hereby convey and warrant to

Ami J. Patel ,

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:

Unit No. B-3 of HARBOR ISLES CONDOMINIUMS, PHASE II, TRACT 1284, situated in a portion of Lot 1 of Tract 1275 and a portion of HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238, being in the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and further described in that certain Declaration recorded in Volume M83, page 21250 and supplemented in Volume M93, page 27937, Microfilm Records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements as pertaining to said condominiums as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof, and the Bylaws of Harbor Isles Condominium Owners' Association recorded simultaneously therewith.

The true and actual consideration for this conveyance is \$305,000.00.

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: 8/19/2025

Duong Living Trust dated May 17, 2019 and any amendments thereto

By: [Signature]
May Tay Duong, Trustee

By: [Signature]
Vince Duong, Trustee

State of Oregon} ss.
County of Klamath}

On this 19th day of August, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared May Tay Duong and Vince Duong known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Duong Living Trust dated May 17, 2019 and any amendments thereto and acknowledged that he/she/they executed the same as Trustee.

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

Zoey Ayala
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: May 19, 2029

