

MC 20967

No. **72958** 12-17-93A09:35 RCVD BARGAIN AND SALE DEED **Vol 93 Page 33643**

KNOW ALL MEN BY THESE PRESENTS, That **KINH LONG TRUONG**

, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JING WAH KIM CHANG

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of **CLATSOP**, State of Oregon, described as follows, to-wit:

**TWP 38 RNGE 9, BLOCK SEC 28, TRACT
POR, ACRES 8.23**

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF BY THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **0**

However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ consideration (indicate which) ^⓪ (The sentence between the symbols ⓪, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this **13** day of **December**, 19**93**; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

KINH LONG TRUONG
KINH LONG TRUONG

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 19____,

by _____

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____

Notary Public for Oregon

My commission expires _____

KINH LONG TRUONG

824 Franklin St.

Oakland, CA 94607

Grantor's Name and Address

JINGWAH KIM CHANG

824 Franklin St.

Oakland, CA 94607

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Jingwah Kim Chang

824 Franklin Street

Oakland, CA 94607

Until requested otherwise send all tax statements to (Name, Address, Zip):

Jingwah Kim Chang

824 Franklin Street

Oakland, CA 94607

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point North 89 degrees 10' West 1114.77 feet of the quarter corner common to Sections 27 and 28 of said Township and Range, said point being the Northeasterly corner of a tract of land conveyed to Mike Foley, et ux, by deed recorded December 3, 1948, in Deed Book 227, page 97, Records of Klamath County, Oregon; thence South 15 degrees 13' East 796.2 feet, more or less, to a point on the North boundary of Old Port Klamath Road; thence Northeasterly along the Northerly boundary of said Road to its intersection with the East and West centerline of said Section 28; thence North 89 degrees 10' West along said East and West centerline 973.26 feet, more or less, to the point of beginning.

Tax Account No: 3809 028DA 00100

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

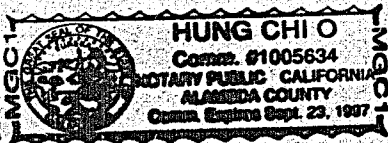
No. 5183

State of California
County of Alameda

On 12/13/93 before me, Hung Chi O, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Kinh Long Truong
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]

SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL
☐ CORPORATE OFFICER(S)

TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ ATTORNEY-IN-FACT ☐ GENERAL
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

Kinh Long Truong

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

OPTIONAL SECTION
TITLE OR TYPE OF DOCUMENT Bargain and sale deed
NUMBER OF PAGES 01 DATE OF DOCUMENT 12/13/93
SIGNER(S) OTHER THAN NAMED ABOVE _____

STATE OF OREGON: COUNTY OF KLAMATH: SS

Filed for record at request of Mountain Title co the 17th day of Dec. A.D., 19 93 at 9:35 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 33643

FEE \$35.00

Evelyn Biehn - County Clerk
By Pauline Millardale