

**M06-15163**

Klamath County, Oregon

07/28/2006 09:40:25 AM

Pages 3 Fee: \$31.00

When Recorded Return To:  
Joseph E. Kellerman  
Hornecker, Cowling,  
Hassen & Heysell, L.L.P.  
717 Murphy Road  
Medford, OR 97504

Send Tax Statements To:  
Candace Y. Kim  
346 W Glenwood Avenue  
Fullerton, CA 92832

### **BARGAIN AND SALE DEED**

Sung Joo Kim and Shin Nam Kim, husband and wife, Grantors, conveys to Candace Y. Kim, sole trustee, or her successors in interest, under the Candace Y. Kim Living Trust, dated March 26, 2004, and any amendments thereto, Grantee, the following real property situated in Klamath County, Oregon, described as follows, to-wit:

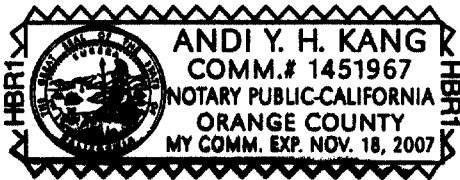
Lots 55 and 56 Block 3, Tract #1122 situated in Klamath County, Oregon.

The consideration for this transfer is \$.00.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW THE 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 APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS,**

IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 13 day of July, 2006.

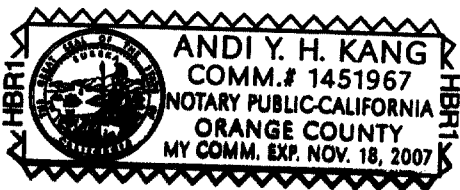


Sung Joo Kim  
Sung Joo Kim

STATE OF CALIFORNIA )

County of Orange ) ss.

On this 13 day of July, 2006, personally appeared before me the above-named Sung Joo Kim and acknowledged the foregoing Bargain and Sale Deed to be his voluntary act and deed.



Andi Y. H. Kang  
Notary Public for California  
My Commission Expires: 11/18/2007

Shin Nam Kim  
Shin Nam Kim

STATE OF CALIFORNIA )

County of Orange ) ss.

On this 13 day of July, 2006, personally appeared before me the above-named Shin Nam Kim and acknowledged the foregoing Bargain and Sale Deed to be her voluntary act and deed.

Andi Y. H. Kang  
Notary Public for California  
My Commission Expires: 11/18/2007

H:\USER\FILES\27292\BARGAIN&SALE.DEED.DOC

# ALL-PURPOSE ACKNOWLEDGEMENT

State of California

County of

Orange

SS.

On

July 13, 2006

before me,

Andi YH Kang

personally appeared

Sung Joo Kim and

Shin Nam Kim

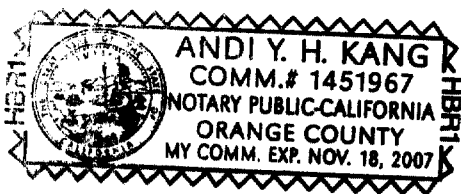
SIGNER(S)

☐ 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 signatures(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.

Andi YH Kang

NOTARY'S SIGNATURE

## OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document.

### CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S)  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER:

### DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

OTHER

### SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT

OF  
SIGNER

Top of thumbprint here