

RECORDING REQUESTED BY:

Matsunaga & Associates
5757 W. Century Blvd., Suite 700
Los Angeles, California 90045

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Wendy Oi-Chi Wong
100 N. 3rd Street # D
Alhambra, CA 91801

2010-004704

Klamath County, Oregon



00082904201000047040030030

04/20/2010 09:23:22 AM

Fee: \$47.00

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$0.00 CITY TAX IS \$0.00

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

This is a bonafide gift and the grantor received nothing in return, R & T 11911.

This is a parent to child transfer and exempt from reassessment under § 63.1 of the Cal Rev and Taxation Code:

Kon Y. Wong and So Cheung Wong, husband and wife, hereby remise, releases and forever quitclaims (1/3rd) interest to **WENDY OI-CHI WONG**, a married woman as her sole and separate property, (1/3rd) interest to **DANNY KEITH WONG**, a married man as his sole and separate property, and (1/3rd) interest to **THOMAS HING FOR WONG**, a single man, as **TENANTS IN COMMON**, the following described property in the **KLAMATH** County, state of **OREGON**, legally described as:

Lot 16 in Block 2 of Tract 1082, Cedar Trails, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as: [VACANT LAND]

APN: R624337

Dated APR 06 2010

Kon Y. Wong
KON Y. WONG

Dated APR 06 2010

SO CHEUNG WONG
SO CHEUNG WONG

State of California)

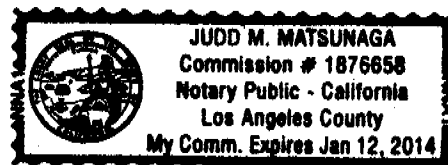
County of LOS ANGELES)

On APR 06 2010 before me, JUDD M. MATSUNAGA, the Notary Public, personally appeared **KON Y. WONG** and **SO CHEUNG WONG**, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature [Signature] (Seal)



PRELIMINARY CHANGE OF OWNERSHIP REPORT**KLAMATH****COUNTY ASSESSOR**

[To be completed by transferee (buyer) prior to transfer of the subject property in accordance with Section 480.3 of the Revenue and Taxation Code.]

A Preliminary Change in Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located; this particular form may be used in all 58 counties of California.

THIS REPORT IS NOT A PUBLIC DOCUMENT

SELLER/TRANSFEROR: Kon Y. Wong and So Cheung Wong

BUYER/TRANSFEE: **WENDY OI-CHI WONG, DANNY KEITH WONG, THOMAS HING FOR WONG**

PROPERTY ADDRESS OR LOCATION: [VACANT LAND]

MAIL TAX INFORMATION TO: **WENDY OI-CHI WONG, DANNY KEITH WONG, THOMAS HING FOR WONG**

Address: 100 N. 3RD STREET #D, ALHAMBRA, CALIFORNIA 91801

PHONE NUMBER (8:00 a.m. - 5:00 p.m.): _____

FOR RECORDER'S USE ONLY

NOTICE: A lien for property taxes applies to your property on January 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10, and the second installment becomes delinquent on April 10. One tax bill is mailed before November 1 to the owner of record. **IF THIS TRANSFER OCCURS AFTER JANUARY 1 AND ON OR BEFORE DECEMBER 31, YOU MAY BE RESPONSIBLE FOR THE SECOND INSTALLMENT OF TAXES DUE FEBRUARY 1.**

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the Los Angeles County Assessor. For further information on your supplemental roll obligation, please call the Los Angeles County Assessor.

PART I: TRANSFER INFORMATION (Please answer all questions.)

- | YES | NO | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | A. Is this transfer solely between husband and wife (Addition of a spouse, death of a spouse, divorce settlement, etc.)? |
| <input type="checkbox"/> | <input type="checkbox"/> | B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property? |
| <input type="checkbox"/> | <input type="checkbox"/> | C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property? |
| <input type="checkbox"/> | <input type="checkbox"/> | D. Is this transaction recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest? |
| <input type="checkbox"/> | <input type="checkbox"/> | E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document? |
| <input type="checkbox"/> | <input type="checkbox"/> | F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants? |
| <input type="checkbox"/> | <input type="checkbox"/> | G. Does this transfer return property to the person who created the joint tenancy (original transferor)? |
| | | H. Is this transfer of property: |
| <input type="checkbox"/> | <input type="checkbox"/> | 1. to a trust for the benefit of the <input type="checkbox"/> settlor <input type="checkbox"/> settlor's spouse? |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. to a trust revocable by the transferor? |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. to a trust from which the property reverts to the settlor within 12 years? |
| <input type="checkbox"/> | <input type="checkbox"/> | I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options? |
| <input type="checkbox"/> | <input type="checkbox"/> | * J. Is this a transfer between <input type="checkbox"/> parent(s) and child(ren)? <input type="checkbox"/> or from grandparent(s) to grandchild(ren)? |
| <input type="checkbox"/> | <input type="checkbox"/> | * K. Is this transaction to replace a principal residence by a person 55 years of age or older? Within the same county? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | * L. Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code Section 69.5? Within the same county? <input type="checkbox"/> Yes <input type="checkbox"/> No |

*If you checked yes to J, K or L, you may qualify for a property tax reassessment exclusion, which may result in lower taxes on your property. **If you do not file a claim, your property will be reassessed.**

Please provide any other information that would help the Assessor to understand the nature of the transfer.

If you have answered "yes" to any of the above questions except J, K or L, please sign and date; otherwise, complete balance of form.

PART II: OTHER TRANSFER INFORMATION

- A. Date of transfer if other than recording date _____
- B. Type of transfer. (please check appropriate box):
- | | | | | |
|--|--|---|--|--|
| <input type="checkbox"/> Purchase | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> Gift | <input type="checkbox"/> Trade or Exchange | <input type="checkbox"/> Merger, Stock, or Partnership Acquisition |
| <input type="checkbox"/> Contract of Sale - Date of Contract _____ | | | | |
| <input type="checkbox"/> Inheritance - Date of Death _____ | <input type="checkbox"/> Other: Please explain _____ | | | |
| <input type="checkbox"/> Creation of a Lease | <input type="checkbox"/> Assignment of a Lease | <input type="checkbox"/> Termination of a Lease | <input type="checkbox"/> Sale/Leaseback | |
| Date lease began _____ | | | | |
| Original term in years (including written options) _____ | | | | |
| Remaining term in years (including written options) _____ | | | | |
| C. Was only a partial interest in the property transferred? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | | |
| If yes, indicate the percentage transferred _____ %. | | | | |

PRELIMINARY CHANGE OF OWNERSHIP REPORT

Please answer, to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A".

PART III: PURCHASE PRICE & TERMS OF SALE

A. CASH DOWN PAYMENT OR value of trade or exchange (excluding closing cost) Amount \$ _____

B. FIRST DEED OF TRUST @ _____ % interest for _____ years. Pymts/Mo=\$ _____ (Prin. & Int. Amount \$ _____)

Only) ☐ FHA (_____ Discount Points) ☐ Fixed rate ☐ New loan
☐ Conventional ☐ Variable rate ☐ Assumed existing loan balance
☐ VA (_____ Discount Points) ☐ All inclusive D.T. (\$_____ Wrapped) ☐ Bank or savings & loan
☐ Cal-Vet ☐ Loan carried by seller ☐ Finance company
 Balloon payment ☐ Yes ☐ No Date Due _____ Amount \$ _____

C. SECOND DEED OF TRUST @ _____ % interest for _____ years. Pymts/Mo=\$ _____ (Prin. & Int. Amount \$ _____)

Only) ☐ Bank or savings & loan ☐ Fixed rate ☐ New loan
☐ Loan carried by seller ☐ Variable rate ☐ Assumed existing loan balance
 Balloon payment ☐ Yes ☐ No Date Due _____ Amount \$ _____

D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above? ☐ Yes ☐ No Amount \$ _____

Type _____ @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only)

☐ Bank or savings & loan ☐ Fixed rate ☐ New loan
☐ Loan carried by seller ☐ Variable rate ☐ Assumed existing loan balance
 Balloon payment ☐ Yes ☐ No Date Due _____ Amount \$ _____

E. WAS AN IMPROVEMENT BOND ASSUMED BY THE BUYER? ☐ Yes ☐ No Outstanding Balance: Amount \$ _____

F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission of paid.) Total Items A through E \$ _____

G. PROPERTY PURCHASED: ☐ Through a broker ☐ Direct from seller ☐ From a family member ☐ Other (Explain): _____

If purchased through a broker, provide broker's name and phone number: _____

Please explain any special terms, seller concessions, or financing and any other information that would help the Assessor understand the purchase price and terms of sale.

PART IV: PROPERTY INFORMATION

A. TYPE OF PROPERTY TRANSFERRED:

☐ Single-family residence ☐ Agricultural ☐ Timeshare
☐ Multiple-family residence (no. of units _____) ☐ Co-op/Own-your-own ☐ Manufactured Home
☐ Commercial/Industrial ☐ Condominium ☐ Unimproved lot
☐ Other (Description: i.e., timber, mineral, water rights, etc.) _____

B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE? ☐ Yes ☐ No
 If yes, enter date of occupancy _____ or intended date of occupancy _____

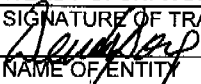
C. IS PERSONAL PROPERTY INCLUDED IN THE PURCHASE PRICE (i.e., furniture, farm equipment, machinery, etc.) (other than a manufactured home subject to local property tax)? ☐ Yes ☐ No
 If yes, enter the value of the personal property included in the purchase price \$ _____ (Attach itemized list of personal property.)

D. IS A MANUFACTURED HOME INCLUDED IN PURCHASE PRICE? ☐ Yes ☐ No
 If yes, how much of the purchase price is allocated to the manufactured home? \$ _____
 Is the manufactured home subject to local property tax? ☐ Yes ☐ No What is the Decal Number? _____

E. DOES THE PROPERTY PRODUCE INCOME? ☐ Yes ☐ No If yes, is the income from:
☐ Lease/Rent ☐ Contract ☐ Mineral rights ☐ Other (please explain): _____

F. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF SALE?
☐ Good ☐ Average ☐ Fair ☐ Poor
 Please explain the physical condition of the property and provide any other information (such as restrictions, etc.) that would assist the Assessor in determining the value of the property.

CERTIFICATION

OWNERSHIP TYPE Proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Other <input type="checkbox"/>	I certify that the foregoing is true, correct and complete to the best of my knowledge and belief. This declaration is binding on each and every co-owner and/or partner.	
NAME OF TRANSFEREE OR OFFICER OF TRANSFEREE WENDY OI-CHI WONG, DANNY KEITH WONG, and THOMAS HING FOR WONG	TITLE	
SIGNATURE OF TRANSFEREE OR OFFICER OF TRANSFEREE 	DATE APR 06 2010	
NAME OF ENTITY	FEDERAL EMPLOYER ID NUMBER	
ADDRESS 100 N. 3 RD STREET #D, ALHAMBRA, CALIFORNIA 91801	TELEPHONE NUMBER	DATE

(NOTE: The Assessor may contact you for additional information.)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a preliminary change of ownership report, the recorder may charge an additional recording fee of twenty dollars (\$20).