

2011-007709

Klamath County, Oregon



06/27/2011 03:39:12 PM

Fee: \$42.00

<p>Grantor's Name and Address</p> <p>Douglas W. Kim & Hae-Kyung Kim, Tenants by the Entirety, 1336 Jay Court West Linn, OR 97068</p>
<p>Grantee's Name and Address</p> <p>Douglas W. Kim & Hae-Kyung Kim, Trustees of the DOUGLAS & HAE-KYUNG KIM LIVING TRUST, Dated March 2, 2000 1336 Jay Court West Linn, OR 97068</p>
<p>After Recording Return to:</p> <p>Douglas W. Kim & Hae-Kyung Kim 1336 Jay Court West Linn, OR 97068</p>
<p>Until requested otherwise, send all tax statements to:</p> <p>Douglas W. Kim & Hae-Kyung Kim 1336 Jay Court West Linn, OR 97068</p>

BARGAIN AND SALE DEED

DOUGLAS W. KIM and HAE-KYUNG KIM (also known as Helen Kim), as tenants by the entirety (hereinafter, "Grantors"), grant, bargain and convey to DOUGLAS W. KIM and HAE-KYUNG KIM, Trustees of the Douglas and Hae-Kyung Kim Living Trust, Dated March 2, 2000, together with all amendments thereto (hereinafter, "Grantee"), the following real property situate in Klamath County, Oregon, to wit:

See attached Exhibit A

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

The true consideration paid for this transfer, stated in terms of dollars, is \$0.00; however, the actual consideration is for estate planning purposes. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 20.930, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

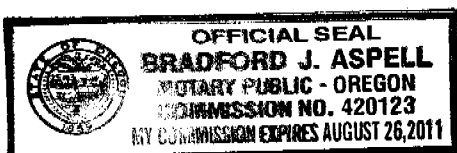
DATED this 8 day of June, 2011.

Douglas W. Kim

Hae-Kyung Kim

STATE OF OREGON)
: ss:
County of Klamath)

THIS INSTRUMENT was acknowledged before me this 8 day of June, 2011, by Douglas W. Kim and Hae-Kyung Kim.



NOTARY PUBLIC FOR OREGON
My Commission Expires: Aug 26, 2011

EXHIBIT A

LEGAL DESCRIPTION: BLOCK 2

LOT 1 AND A PORTION OF LOT 2¹ TRACT 1163, CAMPUS VIEW, ACCORDING TO 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 INTERSECTION OF THE CENTERLINE OF DAHLIA STREET AND CLOVER STREET IN THE CITY OF KLAMATH FALLS IN THE STATE OF OREGON; THENCE ALONG THE CENTERLINE OF CLOVER STREET NORTH 54°54'38" EAST 30.00 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF CLOVER STREET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 303.64 FEET, A CENTRAL ANGLE OF 52°16'59", AN ARC LENGTH OF 277.07 FEET, A LONG CHORD OF 267.56 FEET AND ALONG CHORD BEARING OF NORTH 28°46'09" EAST; THENCE CONTINUING ALONG THE CENTERLINE OF CLOVER STREET NORTH 02°37'39" EAST 263.86 FEET MORE OR LESS; THENCE NORTH 87°22'21" WEST 30.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CLOVER STREET AND THE TRUE POINT OF BEGINNING; THENCE NORTH 87°22'21" WEST 198.16 FEET MORE OR LESS; THENCE NORTH 00°46'26" EAST 57.00 FEET MORE OR LESS; THENCE NORTH 02°37'39" EAST 58.03 FEET; THENCE SOUTH 87° 22' 21" EAST 200.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CLOVER STREET; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF CLOVER STREET SOUTH 02°37'39" WEST 115.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.