

2011-007710

Klamath County, Oregon



00103947201100077100020029

06/27/2011 03:40:21 PM

Fee: \$42.00

Grantor's Name and Address

Douglas W. Kim & Hae-Kyung Kim,
Husband and Wife
1336 Jay Court
West Linn, OR 97068

Grantee's Name and Address

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

After Recording Return to:

Douglas W. Kim & Hae-Kyung Kim
1336 Jay Court
West Linn, OR 97068

Until requested otherwise, send all tax statements to:

Douglas W. Kim & Hae-Kyung Kim
1336 Jay Court
West Linn, OR 97068

BARGAIN AND SALE DEED

DOUGLAS W. KIM and HAE-KYUNG KIM (also known as Helen Kim), husband and wife (hereinafter, "Grantors"), grant, bargain and convey their right title and interest, consisting of a fifty-one percent (51%) interest in the within identified real property, 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:

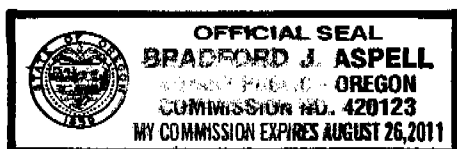
See attached Exhibit A

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.

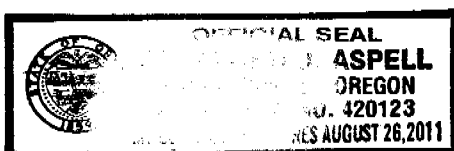


Douglas W. Kim

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

Lots 3, 4, 5, 6 and a portion of Lot 2, Block 2, Tract 1183, 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 centerlines 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 $54^{\circ} 54' 38''$ East 30.00 feet to the Northerly right of way line of Dahlia Street; thence continuing along the Northerly right of way line of Dahlia Street North $37^{\circ} 10' 59''$ West 50.49 feet to the true point of beginning; thence continuing along the Northerly right of way line of Dahlia Street along a curve to the left having a radius of 427.57 feet, a central angle of $52^{\circ} 02' 34''$, an arc length of 388.37 feet, a long chord of 375.16 feet and a long chord bearing of North $63^{\circ} 12' 16''$ West; thence North $00^{\circ} 46' 26''$ East 359.39 feet; thence South $89^{\circ} 13' 34''$ East 272.76 feet; thence South $00^{\circ} 46' 26''$ West 54.00 feet; thence South $87^{\circ} 22' 21''$ East 198.26 feet to the Westerly right of way line of Clover Street; thence along the Westerly right of way line of Clover Street South $02^{\circ} 37' 39''$ West 266.86 feet; thence continuing along the Westerly right of way line of Clover Street along a curve to the right having a radius of 273.64 feet, a central angle of $47^{\circ} 49' 42''$, an arc length of 228.42 feet, a long chord of 221.85 feet and a long chord bearing of South $26^{\circ} 32' 30''$ West; thence along a curve to the right having a radius of 20.00 feet, a central angle of $92^{\circ} 21' 39''$, an arc length of 32.28 feet, a long chord of 28.86 feet and a long chord bearing of North $83^{\circ} 21' 49''$ West to the Northerly right of way line of Dahlia Street and the point of beginning.