

BIN YAN XIE  
527 E TAYLOR ST

Tempe, AZ 85281  
Grantor's Name and Address

Raymond Ngo  
527 E Taylor  
Tempe, AZ 85281

Grantee's Name and Address

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

Raymond Ngo  
527 E Taylor  
Tempe, AZ 85281

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

Raymond Ngo  
527 E Taylor  
Tempe, AZ 85281

2012-008778

Klamath County, Oregon



00122491201200087780010017

08/09/2012 12:28:06 PM

Fee: \$37.00

Space Reserved  
for  
Recorder's Use

NO. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed,

Name

Title

By \_\_\_\_\_, Deputy.

### BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Bin YAN XIE  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Raymond Ngo

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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 22 and 23 in Block 11, Tract 1027, Mt. Scott Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R-3107-001D0-08800-000; R-3107-001D0-08900-000

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2.00 ).

(here comply with the requirements of ORS 93.930)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on July 24, 2012; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer of 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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Bin Yan Xie

STATE OF Arizona, County of Maricopa ) ss.

On July 24, 2012, personally appeared before me, \_\_\_\_\_, the above named Bin Yan Xie

and acknowledged the foregoing instrument to be their voluntary act and deed.

David A. Escamilla  
Notary Public of Oregon Arizona

My commission expires: February 29, 2016

