

184

2013-005689

Klamath County, Oregon

05/21/2013 03:07:14 PM

Fee: \$47.00



After recording return to:

Vince Duong

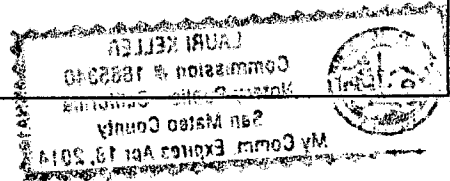
755 SAN PABLO DR.  
MOUNTAIN VIEW, CA 94043

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Same As Above

THIS SPACE RESERVED FOR RECORDER'S USE

File No.: 1969474 (SFA)

Date: January 31, 2013



### STATUTORY BARGAIN AND SALE DEED

**Vince Duong** , Grantor, conveys to **Vince Duong and May Tay Duong, husband and wife**, Grantee,  
the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$Convey Title**. (Here comply with requirements of ORS 93.030)

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 30.930, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 17 day of May, 2013

APN: R874562

Bargain and Sale Deed  
- continued

File No.: 7021-1969474 (SFA)  
Date: 01/31/2013

Vince Duong

STATE OF

<sup>05/17/13 LK</sup>  
~~Oregon~~ California

County of

<sup>05/17/13 LK</sup>  
~~Klamath~~ San Mateo ) ss.

This instrument was acknowledged before me on this 17 day of May, 2013  
by Vince Duong.

Lauri Keller



Notary Public for California  
My commission expires:

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Unit No. B-3 of HARBOR ISLES CONDOMINIUMS, PHASE II, TRACT 1284, situated in a portion of Lot 1 of Tract 1275 and a portion of HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238, being in the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and further described in that certain Declaration recorded in Volume M83 Page 21250 and supplemented in Volume M93 Page 27937, Microfilm Records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements as pertaining to said condominiums as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof, and the Bylaws of Harbor Isles Condominium Owners' Association recorded simultaneously therewith.**