

2013-008760

Klamath County, Oregon



00140163201300087600010013

08/02/2013 08:29:22 AM

Fee: \$37.00

Grantor:

Kit & Karen Chan
2222 Martin Luther King Jr. Blvd.
Eugene, Oregon 97401

Grantee:

Kit & Karen Chan Family LLC
2222 Martin Luther King Jr. Blvd.
Eugene, Oregon 97401

After recording return to:

Dean S. Kaufman, Esq.
142 West 8th Avenue
Eugene, Oregon 97401

**STATUTORY
BARGAIN AND SALE DEED**

KIT WAH CHAN & KAREN L. CHAN, as tenants by the entirety, Grantor, convey to KIT & KAREN CHAN FAMILY LLC, an Oregon Limited Liability Company, Grantee, the following-described real property in Klamath County, Oregon:

Lot 45, DIAMOND MEADOWS, TRACT NO. 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 892143
Map/Tax Lot No. 2407-007D0-11200-000

The true and actual consideration for this conveyance is other than monetary: to change vesting.

Until a change is requested, all tax statements are to be sent to the following address: No change.

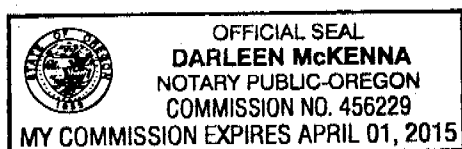
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

KIT WAH CHAN

KAREN L. CHAN

STATE OF OREGON, County of Lane) ss.

On the 29th day of July, 2013, personally appeared before me the above-named KIT WAH CHAN and KAREN L. CHAN, husband and wife, who declared the foregoing instrument to be their voluntary act and deed.


Notary Public for Oregon

STATUTORY BARGAIN AND SALE DEED

Kit & Karen Chan Family LLC Bargain & Sale Deed Klamath Falls Property.doc