

EOB

MTC 1396-11891

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS

2017-006867

Klamath County, Oregon

06/22/2017 03:00:00 PM

Fee: \$42.00

LEJERN CHANG

350 ALOHA DRIVE

SAN LEANDRO, CA 94578

Grantor's Name and Address

JINGWAH KIM CHANG, VICTORIA P. CHANG

ALBERT L. CHANG

350 ALOHA DRIVE SAN LEANDRO, CA 94578

Grantee's Name and Address

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

JINGWAH KIM CHANG, VICTORIA P. CHANG

ALBERT L. CHANG

350 ALOHA DRIVE SAN LEANDRO, CA 94578

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

JINGWAH KIM CHANG, VICTORIA P. CHANG

ALBERT L. CHANG

350 ALOHA DRIVE

SAN LEANDRO, CA 94578

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

County of

I certify that the within instrument was received for record on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception 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 LEJERN CHANG

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JINGWAH KIM CHANG, VICTORIA P. CHANG and ALBERT L. CHANG SURVIVORSHIP

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:

ACRES 8.23 VACANT LAND ON OLD FORT ROAD POR SEC 28
TWSHP 38 RNGE 9.0. BOE 1988
EXHIBIT "A" LEGAL DESCRIPTION

A tract of land in the SE 1/4 of Section 28, Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point North 89 degrees 10' West 1114.77 feet of the quarter corner common to Sections 27 and 28 of said Township and Range, said point being the Northeast corner of a tract of land conveyed to Mike Foley et ux, by deed recorded Dec 3 1948 in Deed Book 227, page 97, Records of Klamath County, Oregon thence South 15 degrees 13' East 796.2 feet more or less, to a point on the North boundary of Old Fort Klamath Road, thence Northeast along the Northerly boundary of said road to its intersection with the East and West centerline of said Section 28; thence North 89 degrees 10' West along said East and West centerline 973.26 feet more or less to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

Tax Account No: 3809 028.DA 00100

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 \$ STATE PLANNING. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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 _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on _____

by _____

as _____

of _____

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Lejern Chang



HANG LE CHAU
COMM. #2044200
Notary Public - California
Alameda County
My Comm. Expires Oct. 5, 2017

STATE OF CALIFORNIA COUNTY OF Alameda
Subscribed and sworn to (or affirmed) before me on this
17 day of June, 2017 by Lejern Chang
proved to me on the basis of satisfactory evidence to be the person(s)
who appeared before me.

Notary Public for Oregon

My commission expires _____