

Grantor Name and Address:  
RONALD J. TARANTO + Jeanne M. Morgando  
1330 Beckman Ave  
Medford, OR 97501-4004  
Grantee Name and Address:  
Steven A. Han 8330 Rouge River Hwy 9  
Anthony Han  
After recording, return to (Name and Address):  
Anthony Han 8330 Rouge River Hwy 9  
Medford, OR 97501-4004  
Send all tax statement to (Name and Address):  
Anthony Han 8330 Rouge River Hwy 9  
Medford, OR 97501-4004  
Return to (Name and Address):  
Anthony Han 8330 Rouge River Hwy 9  
Medford, OR 97501-4004

2018-009815

Klamath County, Oregon



00227135201800098150010019

08/20/2018 10:43:59 AM

Fee: \$82.00

**BARGAIN AND SALE DEED - STATUTORY FORM**

Morgando, or their successor in trust AS TRUSTEE OF RONALD J. TARANTO and JEANNE M. MORGANDO  
JOINT REVOCABLE LIVING TRUST EXECUTED ON September 27, 2017,

conveys to Anthony Han / Steven Han, Grantor,  
Grantee,

the following described real property situated in KLAMATH County, Oregon:

Lots 35 and 36 in Block 99 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66  
UNIT, PLAT NO. 4 according to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon.

For information purposes only, the physical address, map/tax acct#(s) may be referenced here:

Real property commonly known as 10902 Mockingbird Lane, Bonanza, Oregon.

The true consideration for this conveyance is \$ 10,000 (See requirements of ORS 93.030)

DATED 8/7/2018; any signature on behalf of a business or other entity is made with the authority of that entity.

Ronald J. Taranto Jeane M. Morgando Anthony Han  
State of Oregon  
County of Clatsop

This instrument was acknowledged before me on (date) 8-7-18 by Ronald J. Taranto & Jeanne M. Morgando  
& Steven A. Han & Anthony Han.

This instrument was acknowledged before me on (date) — by —  
as —  
of —



Katie Leimann Werner  
Notary Public for Oregon

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.