

Returned at Counter

2020-015527

Klamath County, Oregon

BARGAIN AND SALE DEED

Clark Yoshida and
Caroline Luong
Grantor

Clark Yoshida
1136 S, Country Glen Way
Anaheim Hills, CA 92808
Grantee



00269877202000155270020029

11/30/2020 01:30:08 PM

Fee: \$87.00

After recording return to and
Send tax statements to:
Grantee

KNOW ALL MEN BY THESE PRESENTS, that CLARK YOSHIDA and CAROLINE LUONG, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to CLARK YOSHIDA, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of their interest in that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

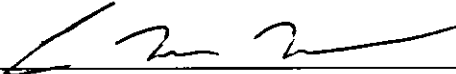
Lot 31, Block 05, KLAMATH FOREST ESTATES, as recorded in Klamath County, Oregon.

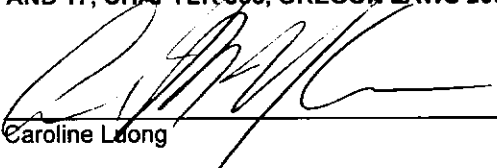
To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money.

Dated this 21 day of November, 2020.

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.


Clark Yoshida


Caroline Luong

I A notary public or other officer completing this certification verifies only the identity
of the individual who signed the document to which this certification is attached, and
not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA)
County of Los Angeles) ss.

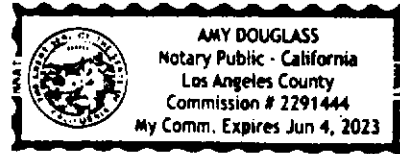
On November 21, 2020, 2020 before me, Amy Douglass - notary public
Notary Public, personally appeared, Clark Yoshida, who proved to me on the basis of satisfactory evidence to be the person whose name
is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by

his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature Amy Douglass

(Seal



STATE OF CALIFORNIA

County of Los Angeles) ss.

On November 21, 2020, 2020 before me, Amy Douglass - notary public
Notary Public, personally appeared, Caroline Luong, who proved to me on the basis of satisfactory evidence to be the person whose name
is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by
his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature Amy Douglass

(Seal

