

**2021-014353**

**Klamath County, Oregon**

09/21/2021 10:46:01 AM

Fee: \$87.00

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Mark S. Bartholomew  
Hornecker Cowling LLP  
14 N. Central Avenue, Suite 104  
Medford, OR 97501

**UNTIL A CHANGE IS REQUESTED:  
SEND ALL TAX STATEMENTS TO:**

Francis Hill Fung Lam  
12775 Millennium Drive, Apt. 103  
Playa Vista, CA 90094

**BARGAIN AND SALE DEED**

FOR VALUE RECEIVED, **Debbie Sik Chee Lee**, as Grantor, does hereby grant, bargain, sell and convey unto **Francis Hill Fung Lam**, as Grantee, all of her interest in that certain real property located in Klamath County, Oregon, and more particularly described as follows:

Lot 13, Block 1, Lot 13, Block 2, and Lot 1, Block 4, LATAKOMIE  
SHORES SUBDIVISION, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

The true and actual consideration for this transfer is **ZERO \$0.00**.

**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.

IN WITNESS WHEREOF, Grantor has hereunto subscribed her name to this instrument effective the 15<sup>th</sup> day of September, 2021.

GRANTOR:

  
Debbie Sik Chee Lee

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

STATE OF CALIFORNIA )SS  
COUNTY OF Los Angeles )

On September 15, 2021 before me, Eric J. Yi, Notary Public, personally appeared **Debbie Sik Chee Lee**, 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 she executed the same in her authorized capacity, and that by 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 official seal.

Signature 

