

2022-002707

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601



03/03/2022 03:43:02 PM

Fee: \$92.00

GRANTOR'S NAME AND ADDRESS:

Chang Shun Hsu  
615 California Avenue  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Yang Xueli  
10 Raskin Cir  
Madison, WI 53719

SEND TAX STATEMENTS TO:

Yang Xueli  
10 Raskin Cir  
Madison, WI 53719

**BARGAIN AND SALE DEED**

Chang Shun Hsu, hereinafter referred to as grantor, conveys to Yang Xueli, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A", attached.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, the grantors have executed this instrument this 1<sup>st</sup> day of March, 2022.

**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**

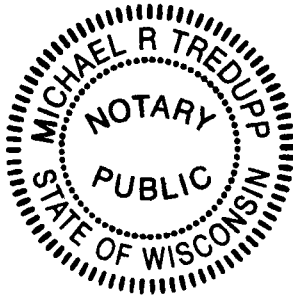
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OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED  
USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS  
AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO  
INQUIRE ABOUT THE RIGHTS OF NEIGHBORING 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, SECTION 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Chang Shun Hsu  
Chang Shun Hsu

STATE OF Wisconsin ; County of Dane ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this \_\_\_\_ day of March, 2022,  
by Chang Shun Hsu .



[Signature]  
NOTARY PUBLIC FOR Wells Fargo  
My Commission expires: 06/09/25

MICHAEL TREDUPP	Officer Code 0034 Loc #34
Ph# 608/410-4585	MAC N8825-011
Wells Fargo Bank, N.A.	C.O.I.D. 727
Middleton	Office AU 1345
	NMLS ID 2120517

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Lots 9 and 10, Block 103, BUENA VISTA ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion conveyed to State of Oregon, by and through its State Highway Commission recorded July 16, 1958 in Deed Volume 301, page 76, Deed Records of Klamath County, Oregon, more particularly described as follows:**

**That said parcel being that portion of said Lots 9 and 10 lying Northeasterly of a line which is parallel to and 100 feet Southwesterly of the center line of the Dalles-California Highway as said Highway has been relocated.**