

Returned at Counter

2023-000432

Klamath County, Oregon



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01/20/2023 03:18:26 PM

Fee: \$97.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Kim-Klamath Holdings, LLC
1336 Jay Ct
West Linn, OR 97068

Grantors:

Douglas W. Kim and Hae-Kyun Kim,
Trustees of the Douglas and Hae-Kyum
Kim Living Trust
1336 Jay Ct
West Linn, OR 97068

Grantee:

Kim-Klamath Holdings, LLC
1336 Jay Ct
West Linn, OR 97068

BARGAIN AND SALE DEED


Douglas W. Kim and Hae-Kyung Kim, Trustees of the Douglas and Hae-Kyung Kim Living Trust, dated March 2, 2000, Grantors, convey to Kim-Klamath Holdings, LLC, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

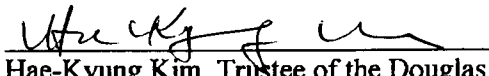
Refer to Exhibit A, attached hereto and incorporated by this reference.

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

DATED this 13th day of January, 2023.


Douglas W. Kim, Trustee of the Douglas
and Hae-Kyung Kim Living Trust


Hae-Kyung Kim, Trustee of the Douglas
and Hae-Kyung Kim Living Trust

ACKNOWLEDGEMENT

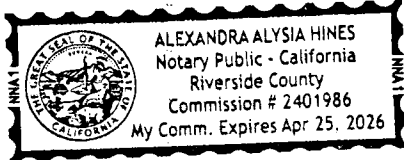
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California)
County of Riverside) ss.

On January 13, 2023, before me, Alexandra Alycia Hines, Notary Public, personally appeared Douglas W. Kim and Hae-Kyung Kim, as Authorized Members of In (Palm Springs), LLC, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument are the persons or the entity upon behalf of which the persons 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.



A stylized handwritten signature in dark ink, consisting of a large, flowing 'A' followed by 'Hines'.

Notary Public for the State of California
My Commission Expires: 04/25/2026

EXHIBIT 'A'

PARCEL 1:

Lots 3, 4, 5, 6 and a portion of Lot 2, Block 2, TRACT 1163-CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the centerlines of Dahlia Street and Clover Street in the City of Klamath Falls in the State of Oregon, thence along the centerline of Clover Street North $54^{\circ} 54' 38''$ East 30.00 feet to the Northerly right of way line of Dahlia Street, thence continuing along the Northerly right of way line of Dahlia Street North $37^{\circ} 10' 59''$ West 50.49 feet to the true point of beginning. Thence continuing along the Northerly right of way line of Dahlia Street along a curve to the left having a radius of 427.57 feet, a central angle of $52^{\circ} 02' 34''$, an arc length of 388.37 feet, a long chord of 375.16 feet and a long chord bearing of North $63^{\circ} 12' 16''$ West, thence North $00^{\circ} 46' 26''$ East 359.39 feet, thence South $89^{\circ} 13' 34''$ East 272.76 feet, thence South $00^{\circ} 46' 26''$ West 57.00 feet, thence South $87^{\circ} 22' 21''$ East 198.16 feet to the Westerly right of way line of Clover Street, thence along the Westerly right of way line of Clover Street South $02^{\circ} 37' 39''$ West 263.86 feet, thence continuing along the Westerly right of way line of Clover Street along a curve to the right having a radius of 273.64 feet, a central angle of $47^{\circ} 49' 42''$, an arc length of 228.42 feet, a long chord of 221.85 feet and a long chord bearing of South $26^{\circ} 32' 30''$ West, thence along a curve to the right having a radius of 20.00 feet, a central angle of $92^{\circ} 21' 39''$, an arch length of 32.28 feet, a long chord of 28.86 feet and a long chord bearing of North $83^{\circ} 21' 49''$ West to the Northerly right of way line of Dahlia Street and the point of beginning.

PARCEL 2:

Lot 1 and a portion of Lot 2, Block 2, TRACT 1163-CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the centerlines of Dahlia Street and Clover Street in the City of Klamath Falls in the State of Oregon, thence along the centerline of Clover Street North $54^{\circ} 54' 38''$ East 30.00 feet, thence continuing along the centerline of Clover Street along a curve to the left having a radius of 303.64 feet, a central angle of $52^{\circ} 16' 59''$, an arc length of 277.07 feet, a long chord of 267.56 feet and a long chord bearing of North $28^{\circ} 46' 09''$ East, thence continuing along the centerline of Clover Street North $02^{\circ} 37' 39''$ East 263.86 feet, thence North $87^{\circ} 22' 21''$ West 30.00 feet to the Westerly right of way line of Clover Street and the true point of beginning. Thence North $87^{\circ} 22' 21''$ West 198.16 feet, thence North $00^{\circ} 46' 26''$ East 57.00 feet, thence North $02^{\circ} 37' 39''$ East 58.03 feet, thence South $87^{\circ} 22' 21''$ East 200.00 feet to the Westerly right of way line of Clover Street, thence along the Westerly right way line of Clover Street, South $02^{\circ} 37' 39''$ West 115.00 feet to the point of beginning.