

2023-000683

Klamath County, Oregon



00311100202300006830020023

02/01/2023 10:49:33 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Ngar Chun Mah  
2007 Dawn Drive  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Ngar Chun Mah, Successor Trustee of the  
Temujin Kin Fin Mah and Ngar Chun Mah  
Revocable Living Trust, u.a.d. 5/17/2014

SEND TAX STATEMENTS TO:

No Change

**BARGAIN AND SALE DEED**

Ngar Chun Mah hereinafter referred to as grantor, conveys to Ngar Chun Mah, Successor Trustee of the Temujin Kin Fin Mah and Ngar Chun Mah Revocable Living Trust, u.a.d. 5/17/2014, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

An undivided one-half (1/2) interest in and to the following-described real property:

A portion of Tracts 36 and 43 ENTERPRISE TRACTS, 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 an iron pin which is at the intersection of the Northeasterly boundary of a parcel of land used for road purposes and known as Pershing Way with the Northwesterly boundary of a parcel of land deeded for road purposes and known as Avalon Street and described as Parcel 1 in Deed Volume 229, page 300, Deed Records of Klamath County, Oregon, said point of beginning being South 0 degrees 00 1/2' East 542.44 feet and thence South 55 degrees 50 1/2 East 861.61 feet from the Northwest corner of said Section 3, and which point of beginning is 310 feet measured at right angles from the center line of South Sixth Street; thence North 55 degrees 50 1/2' West along the Northeasterly boundary of Pershing Way 245.22 feet to an iron pin on the Southeasterly corner of that tract of land described in Deed Volume 309 at page 66, Deed Records of Klamath County, Oregon; thence North 0 degrees 00 1/2' West along the Easterly line of said tract of land 168.55 feet to an iron pin; thence South 59 degrees 21 1/2' East at right angles to Avalon Street 330.67 feet to an iron pin on the Northwesterly boundary of Avalon Street; thence South 30 degrees 38 1/2' West along the Northwesterly boundary of Avalon Street 160.04 feet, more or less to the point of beginning.

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, i.e. estate planning purposes.

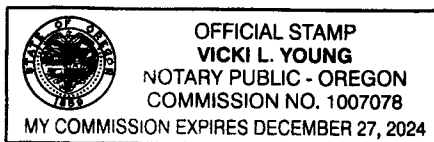
IN WITNESS WHEREOF, the grantor has executed this instrument this 25<sup>th</sup> day of January, 2023.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Ngar Chun May  
Ngar Chun May

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 25<sup>th</sup> day of January, 2023,  
by Ngar Chun May.



Vicki L. Young  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 12-27-2024