

2023-002727

Klamath County, Oregon



00313635202300027270040040

04/13/2023 01:33:23 PM

Fee: \$97.00

This Space

UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING:

David Fan  
6875 Shearwater Drive  
San Jose, CA 93291

AFTER RECORDING, RETURN TO:

David Fan  
6875 Shearwater Drive  
San Jose, CA 93291

Affecting Klamath County Tax Account #886416

### BARGAIN AND SALE DEED

Patty Fan-Havard, Pamela Fan-Regimbal, and David Fan, Grantor, conveys to, David Fan, Grantee, the following described real property:

Lot 3, Tract 1350, AGENCY LAKESHORE ESTATES, in the County of Klamath, State of Oregon; Code 118 Map 3507-18BD, Tax Lot 2900

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. The intent of this transfer is to fulfill a testamentary gift to grantee described in the Frederic and Helen Fan Family Trust

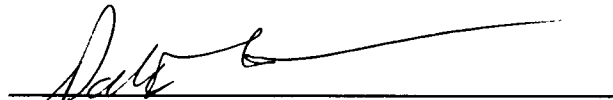
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO

(Page 1 of 2)

INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY,  
UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings)  
AND 195.305 (Compensation for restriction of use of real property due to land use regulation)  
TO 195.336 (Compensation and Conservation Fund) 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 deed has been executed in counterparts such that the notarized signature of each grantor  
occurs on a separate page.

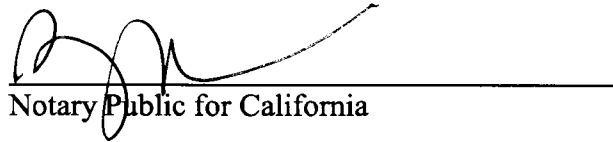
Dated this 23<sup>rd</sup> day of March, 2023.

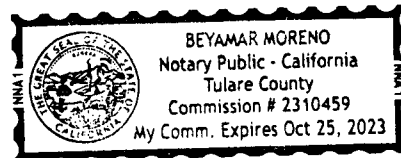


Patty Fan-Havard, Grantor

STATE OF CALIFORNIA           )  
  ) ss.  
COUNTY OF TULARE           )

The foregoing instrument was acknowledged before me on the 23<sup>rd</sup> day of March,  
2023, by Patty Fan-Havard, Grantor.

  
Notary Public for California



INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY,  
UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings)  
AND 195.305 (Compensation for restriction of use of real property due to land use regulation)  
TO 195.336 (Compensation and Conservation Fund) 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 deed has been executed in counterparts such that the notarized signature of each grantor  
occurs on a separate page.

Dated this 24<sup>th</sup> day of march, 2023.

Pamela Fan-Regimbal  
Pamela Fan-Regimbal, Grantor

STATE OF VIRGINIA )  
City ) ss.  
COUNTY OF Richmond

The foregoing instrument was acknowledged before me on the 24<sup>th</sup> day of march,  
24<sup>th</sup>, 2023 by Pamela Fan-Regimbal, Grantor.

Cynthia M. Cheely  
Notary Public for Virginia

