2023-002727 Klamath County, Oregon

This Space

00313635202300027270040040

04/13/2023 01:33:23 PM

Fee: \$97.00

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 $\frac{23}{2}$ day of	March	, <u>2023</u>	·	
Dut &				
Patty Fan-Havard, Grantor				
STATE OF CALIFORNIA)) ss.			
COUNTY OF TULARE)			
The foregoing instrument was acl <u>入0 入 </u> , by Patty Fan-Ha	knowledged beavard, Grantor.	fore me on the	23rd day of 1	March
Notary Public for California		I NAVY	BEYAMAR MORENO Notary Public - California Tulare County Commission # 2310459 Ay Comm. Expires Oct 25, 2023	

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 <u>a4</u> day of <u>march</u>, <u>2023</u>.

Pamela Fan-Regimbal, Grantor

STATE OF VIRGINIA

City of Richmond) ss.

The foregoing instrument was acknowledged before me on the 24th day of March, 214, 2623 by Pamela Fan-Regimbal, Grantor.

Notary Jublic for Virginia

Notary Jublic for Virginia



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 28 day of Mqe	lcn, 2023		
NZ			
David Fan			
STATE OF CALIFORNIA)) ss.		
COUNTY OF SANTA CLARA)		
The foregoing instrument was acknown 2023, by David Fan, Gran	wledged before me on the	$\frac{28}{2}$ day of _	March,
Jooner			
Notary Public for California			

A motory pubblic or other officer completing this certificate verifies only the identity of the inclinity aligned the december of the identity of the inclinity of the inclinity

A rectary public or other officer completing this certificate only the identity of the individual who algred the vertifies only the identity of the individual who algred the vertifies only the identity of the individual who algred the described to which this certifies is attached, and not the structurement, country of santa Cigra

State of California, County of Santa Cigra

On 3 28/23 before me, Order of the country of santa Cigra

personally appeared Order of the santa cannowledged to me that he/staftney executed the same in higher/their additional capacity(ies), and that by higher/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument continuation of the country of the same in higher/their additional capacity(ies), and that by higher/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument country of the same in higher/their signature(s) on the instrument the person(s) acted, executed the instrument of the country of t

