

2023-004288

Klamath County, Oregon



00315478202300042880030039

06/05/2023 03:00:59 PM

Fee: \$112.00

After Recording Return to:

Anthony Hon

Until a change is requested, please forward all
tax statements to:

Anthony Hon

1206 Chess

Parsons, KS 67357

Tax Assessor's Account No.

BARGAIN AND SALE DEED

This DEED made this 20th day of April, 20 23 between:

Grantors: Jamie Hon, whose street address is _____

County of Lebette, State of KS in the _____ and _____

whose street address is _____ in the _____

County of _____, State of _____
Husband and Wife

Do hereby CONVEY unto:

Grantees: Anthony Hon, whose street address is _____

County of Lebette, State of KS in the _____ and _____

whose street address is _____ in the _____

County of _____, State of _____ Husband and Wife, as
joint tenants with the right of survivorship, all of Grantor's right, title or interest in the following real
property:

☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

☒ Legal Description:

Except the following encumbrances

The True Consideration for this conveyance is \$10,000
Lots 35 and 36 in Block 99 of Klamath Falls Forest Estates,
Highway 66 Unit Plot 4, according to the official plat thereof
ON file in the office of the County Clerk of Klamath County, Oregon
Street Address of Real Property: 10902 Mockingbird / N Bonanza, OR 97623

The true and actual consideration paid for this transfer, stated in terms of dollars, is

\$ 1.00

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. 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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

IN WITNESS WHEREOF, the Grantors have executed this Bargain and Sale Deed on the day and year set forth above.

Jamie Hon
(1st Grantor's Signature)
Jamie Hon

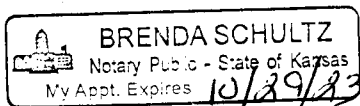
Print Name

(2nd Grantor's Signature)

Print Name

STATE OF OREGON Kansas)
County of habette) SS.

The foregoing instrument was acknowledged before me this 20th, April 23 (date) by Jamie Hon (name of person acknowledged.)



Brenda Schultz
Notary Public for ~~Oregon~~ Kansas
Type or Print Name Brenda Schultz

My Commission expires: 10/29/2023

STATE OF Kansas)
OREGON) SS.
County of _____)

The foregoing instrument was acknowledged before me this _____ (date) by _____ (name of person acknowledged.)

Notary Public for ~~Oregon~~ Kansas
Type or Print Name _____

My Commission expires: _____