

2023-009090

Klamath County, Oregon



00321188202300090900030033

10/20/2023 03:42:13 PM

Fee: \$92.00

Grace Nguyen
4343 Landover Blvd
Spring Hill, FL 34609

Grantor's Name and Address

The Grace Nguyen Family Trust dated January 24,2018
Grace Nguyen, Trustee
4343 Landover Blvd
Spring Hill, FL 34609

Grantee's Name and Address

After recording return to:
The Grace Nguyen Family Trust dated January 24,2018
Grace Nguyen, Trustee
4343 Landover Blvd
Spring Hill, FL 34609

Until a change is requested all tax statements
shall be sent to the following address:

The Grace Nguyen Family Trust dated January 24,2018
Grace Nguyen, Trustee
4343 Landover Blvd
Spring Hill, FL 34609

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Grace Nguyen,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto **Grace Nguyen, Trustee of the Grace Nguyen Family Trust, dated January 24,2018,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with
the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the
County of **Klamath**, State of Oregon, described as follows, to wit:

**Lots 13 and 14, Block 49, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

APN: 3611-008A0-00800 and 3611-008A0-00700

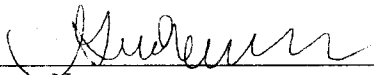
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$estate planning.
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall
be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 13 day of October 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.



Grace Nguyen

see attached

State of _____ } ss
County of _____ }

On this _____ day of _____, _____, before me, _____ a Notary
Public in and for said state, personally appeared _____, known
or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that
he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

Notary Public for the State of
Residing at:
Commission Expires:

Acknowledgment by Individual

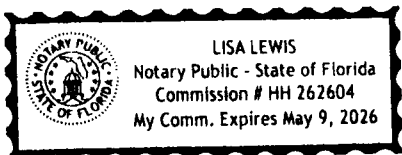
State of Florida

County of HernandoThe foregoing instrument was acknowledged before me this 13th day
of October, 2023, by means of ☒ physical presence or ☐ online notarizationGrace Nguyen (name of person acknowledging).☐ Personally known to me☒ Produced Identification

Type of Identification Produced

Florida Driver LicenseNotary signature Lisa LewisNotary name (typed or printed) Lisa LewisTitle (e.g., Notary Public) Notary Public

Place Seal Here

**For Bank Purposes Only Description
of Attached Document**

Type or Title of Document

Bargain and Sale Deed lot 13 and 14 Block 49 Fourth addition
to Jimrod River Bank

Document Date

10/13/2023

Number of Pages

2

Signer(s) Other Than Named Above

Account Number (if applicable)