

2023-009389

Klamath County, Oregon



00321549202300093890020026

10/31/2023 01:59:37 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Chang Shun Hsu  
2705 W. Beltline Hwy  
Madison, WI 53713

GRANTEE'S NAME AND ADDRESS:

Yang Xueli  
10 Raskin Cir  
Madison, WI 53719

SEND TAX STATEMENTS TO:

Yang Xueli  
10 Raskin Cir  
Madison, WI 53719

**BARGAIN AND SALE DEED**

Chang Shun Hsu hereinafter referred to as grantor, conveys to Yang Xueli, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 4 in Block 25 of TRACT 1194, TENTH ADDITION TO SUNSET VILLAGE,  
according to the official plat thereof on file in the records of Klamath County,  
Oregon.

Property ID: 873481  
Map Tax Lot: 3909-012DC-06900

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, payment of antecedent obligation.

IN WITNESS WHEREOF, the grantor has executed this instrument this 26 day of October,  
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.

Chang Shun Hsu 10/26/23  
Chung Shun Hsu

STATE OF WISCONSIN; County of Columbia ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 26 day of October, 2023,  
by Chung Shun Hsu.



Devan Mulrone  
NOTARY PUBLIC FOR ~~OREGON~~ Wisconsin  
My Commission expires: NOV 1, 2024