

After recording return to: (Name, Address, Zip)
same as tax statements

Until requested otherwise, send all tax
statements to:
APPHOP OR LLC, an Oregon limited liability
company
7006 W Sunset Blvd., Hollywood, CA 90028

GRANTOR:
Cecile R. Wong and Joanna L. Wong, Successor
Trustees of the The Joe Wong Family Trust dated
January 23, 2001, as amended April 13, 2006

GRANTEE:
APPHOP OR LLC, an Oregon limited liability
company

ORDER NO. 25000300133
TAX ACCOUNT NO. R-3809-020BD-03901-000
and 3809-020CA-00100

Space Above Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

Cecile R. Wong and Joanna L. Wong, Successor Trustees of the The Joe Wong Family Trust dated January 23, 2001, as amended April 13, 2006, Grantor, conveys to APPHOP OR LLC, an Oregon limited liability company, Grantees, the following described real property situated in Klamath County, State of Oregon, to wit:

SEE EXHIBIT A ATTACHED HERETO

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.

The true and actual consideration for this conveyance is \$1,720,359.94. (Here, comply with the requirements of ORS 93.030.)

Date: March 30, 2025

THE JOE WONG FAMILY TRUST, DATED
JANUARY 23, 2001 AND AMENDED APRIL 13,
2006

By: Cecile R. Wong
Co-Trustee

signed in counterpart

By: Joanna L. Wong
Co-Trustee

State of Oregon

ss.

County of

The foregoing instrument was acknowledged before me this _____ day of _____,
_____ by The Joe Wong Family Trust dated January 23, 2001, as amended April 13, 2006.

**Please see attached
Notary form**

Before me:

Notary Public for Oregon

My commission expires: _____

Date:

3/30/25

THE JOE WONG FAMILY TRUST, DATED
JANUARY 23, 2001 AND AMENDED APRIL 13,
2006

signed in counterpart

By: Cecile R. Wong
Co-Trustee

By: Joanna L. Wong
Co-Trustee

State of Oregon

ss.

County of

The foregoing instrument was acknowledged before me this _____ day of _____,
_____ by The Joe Wong Family Trust dated January 23, 2001, as amended April 13, 2006.

Before me:

SEE ATTACHED

Notary Public for Oregon

My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

Notary Public

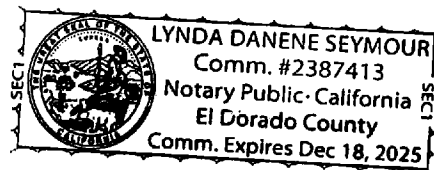
On 3/29/25 before me, Lynda Danene Seymour
(insert name and title of the officer)

personally appeared Cecile B. Wong,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lynda Danene Seymour (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SHASTA

On MARCH 30th, 2025 before me, B. M. QUINTANAR, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared JOANNA L. WONG
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

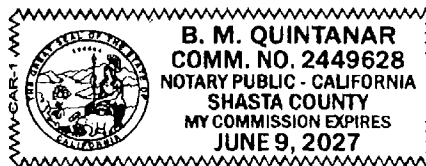
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



STATUTORY BARGAIN AND SALE DEED

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lots 1, 2 and 3 and that portion of vacated "F" Street lying Northerly and adjacent to said Lot 1, all in Block 1 of SUNNYSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, ALSO together with that portion of vacated 5th Avenue which inured thereto by instrument recorded July 6, 1990 in Volume M90 at page 13366, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

Parcel 2 of Land Partition 52-97 in the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.