

2025-005701

Klamath County, Oregon



00344260202500057010060060

07/03/2025 11:23:26 AM

Fee: \$112.00

This instrument was prepared by:

Thomas Chan

1173 Singingwood Court Apt 2

Walnut Creek, CA 94595

Once recorded, return to:

LING JEAN REVOCABLE TRUST & LING JEAN TRUSTEE

3301 GOLDEN RAIN RD UNIT 2

Walnut Creek, CA 94595

This Space for Recorder's Use Only.

Oregon General Warranty Deed

State of Oregon

County of Klamath

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Zero

US Dollars (\$ 0.00) in hand, paid to

LING JEAN REVOCABLE TRUST & LING JEAN TRUSTEE, a/an Oregon Trust

with an address of 3301 GOLDEN RAIN RD UNIT 2 WALNUT CREEK CA 94595

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

Serving Others Worldwide, a/an California Corporation

with an address of 6280 W Las Positas Blvd, Suite 203, Pleasanton, CA 94588

(the "Grantee" or Grantees") its successors and assigns the following-described real property,

lying, being and situated in Klamath County, Oregon, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 398135, 398126

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Thomas Chan

Address: 6280 W Las Positas Blvd, Suite 203, Pleasanton, CA 94588

SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year 2026 and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor Signature: Jean Ling Date: 3/3/2025
Printed Name: LING JEAN

Grantor Signature: _____ Date: _____
Printed Name: _____

NOTARY 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.

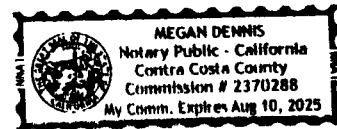
State of ~~Oregon~~ California)
County of Contra Costa)

On 3/3/25 before me, Megan Dennis, Notary Public,
personally appeared Jean Ling,
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 Oregon that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Printed Name Megan Dennis
My Commission Expires 8/10/25



(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

KLAMATH COUNTY, OREGON, REAL PROPERTY DESCRIPTION, CODE 033, PCL 400, ACRES: 2.27
MAP 3711-028D0-02400 Tax AC 398135 KLAMATH COUNTY, OREGON, REAL PROPERTY
DESCRIPTION, CODE 033, PCL 400, ACRES: 2.23, MAP 3711-028D0-02300 Tax AC 398126

2018-014087

Klamath County, Oregon

RECORDING REQUESTED BY:

Jean Ling, Successor Trustee of the
2016 Guin Hoang Loh Living Trust
585 9th Street, Unit 521
Oakland, CA 94607

Exhibit A



00232212201800140870020021

11/20/2018 10:36:43 AM

Fee: \$87.00

**WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENT TO:**

Jean Ling Trustee
585 9th Street, Unit 521
Oakland, CA 94607

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jean Chu-Chu Ling, Successor Trustee of the 2016 Guin Hoang Loh Living Trust, with an address of 585 9th Street, Unit 521, Oakland, CA 94607 ("Grantor"), conveys and warrants to JEAN LING, TRUSTEE of the JEAN LING REVOCABLE TRUST dated May 25, 2011, whose address is 585 9th Street, Unit 521, Oakland, CA 94607 ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

Lot 14, Block 22, Klamath Falls Forest Estates
Highway 66 Unit, Plat No. 1,
as recorded in Klamath County, Oregon.



The true consideration for this conveyance is \$0.00.

This property is free of liens and encumbrances, EXCEPT: NONE.

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

2011-014197

Klamath County, Oregon

RECORDING REQUESTED BY:

Linda M. Masten, Attorney
1330 West Robinhood Drive
Stockton, California 95207



00111841201100141970010013

12/27/2011 02:58:33 PM

Fee: \$37.00

Exhibit A

WHEN RECORDED MAIL TO:

Jean Ling
2602 Swainsons Hawk
Stockton, California 95209

MAIL TAX STATEMENTS TO:

Jean Ling
2602 Swainsons Hawk
Stockton, California 95209

QUITCLAIM DEED

FOR NO CONSIDERATION, JEAN LING, remises, releases and QUITCLAIMS into JEAN LING, TRUSTEE of the JEAN LING REVOCABLE TRUST dated May 25, 2011 the following described real property in the County of Klamath, State of Oregon:

Lot 13, Block 22, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, as recorded in Klamath County, Oregon.

Dated: June 2, 2011

JEAN LING

STATE OF CALIFORNIA }

COUNTY OF SAN JOAQUIN }

On June 2, 2011, before me, Linda Mullaly Masten, Notary Public, personally appeared JEAN LING who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 of Notary