

Returned at Counter Diana Jean Bottles

2025-007230

Klamath County, Oregon



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08/15/2025 02:37:06 PM

Fee: \$92.00

Grantor:
Hau Huu Bui and Sabin Huynh-Bui
5463 Knightwood Drive
Klamath Falls, OR 97603

Grantee:
Hau Huu Bui and Sabin Huynh-Bui
Joint Revocable Living Trust UTA 8/15/2025
5463 Knightwood Drive
Klamath Falls, OR 97603

After recording, return and send tax statements to:
Hau Huu Bui and Sabin Huynh-Bui
Joint Revocable Living Trust UTA
5463 Knightwood Drive
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Know all by these presents that Hau Huu Bui and Sabin Huynh-Bui, Grantors, convey their interest to Hau Huu Bui and Sabin Huynh-Bui Joint Revocable Living Trust UTA 8/15/2025, Grantee, the real property described below in Klamath Falls, Oregon, more particularly described as follows, subject to all encumbrances of record:

Lot 17 in Block 9, TRACT 1064 – FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$0.00 and other valuable consideration including estate planning, the receipt of which is hereby acknowledged.

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, OERGON 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 PROIERTY 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 DEFIND IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 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, ORGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 20 TO 7, CHAPTER 8, OREGON LAWS 2010.

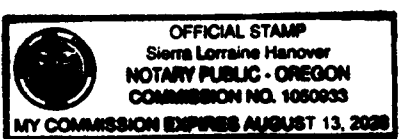
Dated this 15 day of August, 2025.

Hau Huu Bui, Grantor

Sabin Huynh-Bui, Grantor

STATE OF OREGON)
) ss.
County of KLAMATH)

On this 15 day of August, 2025, the foregoing instrument was acknowledged before me by Hau Huu Bui and Sabin Huynh Bui.



Notary Public for Oregon
My Commission Expires: 08/13/2028

Certification and Memorandum of Trust

We, HAU HUU BUI and SABIN HUYNH-BUI, acting Trustors of the HAU HUU BUI and SABIN HUYNH-BUI JOINT REVOCABLE LIVING TRUST, make this certification pursuant to Oregon Statute.

1. *Trust.* The HAU HUU BUI and SABIN HUYNH BUI *REVOCABLE LIVING TRUST* is presently in existence. It was executed on August 15, 2025.

2. *Trustor and Trustee.* The Trustors are HAU HUU BUI and SABIN HUYNH-BUI. The currently acting Trustees are HAU HUU BUI and SABIN HUYNH-BUI.

3. *Trust Powers.* Under the terms of the Trust agreement, the Trustee is given powers granted a Trustee under Oregon Statutes, including the right to sell, exchange, assign, lease, encumber or otherwise alienate all or any part of the Trust estate on such terms as the Trustee shall determine.

4. *Trustee's mailing address.* The currently acting Trustees' mailing address is 5463 Knightwood Drive, Klamath Falls, OR 97603.

5. *Trust Revocable.* The Trust is revocable. Only the Trustors can revoke the Trust.

6. *Modification of Trust.* The Trust can be modified, amended or revoked by the Trustors only.

7. *Successor Trustee.* The successor Trustees are HAU HUU BUI and SABIN HUYNH-BUI.

8. *Taxpayer Identification Number.* The Trust taxpayer identification number is the social security number of the Trustors.

9. *Manner in Which Title is Taken.*, Title should be taken as HAU HUU BUI and SABIN HUYNH-BUI Joint Revocable Living Trust, under agreement dated August 15, 2025.

10. *No Change in Trust.* The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect.

Dated this 15th day of August 2025.

[Signature]
HAU HUU BUI, Trustee

[Signature]
SABIN HUYNH-BUI, Trustee

STATE OF OREGON, County of Klamath)) ss.

This instrument was acknowledged to me on the 15 day of August, 2025 by HAU HUU BUI AND SABIN HUYNH-BUI.

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 08/13/2028

