

2025-009803

Klamath County, Oregon

10/31/2025 03:04:02 PM

Fee: \$92.00

**Grantor:**

Chu Fong Chang

**Grantees:**

Chu Fong Chang and Shu Hui Yang, Trustees or the successor Trustee(s), of the Chang Revocable Living Trust U/D/T August 25, 2025, and any amendments thereto

**After recording return to:**

Robert E. Kabacy, Esq.  
Kell, Alterman & Runstein, L.L.P.  
520 S.W. Yamhill Street, Suite 600  
Portland, Oregon 97204-1329

**Until a change is requested, all tax statements shall be sent to:**

Chu Fong Chang and Shu Hui Yang, Trustees  
3707 Diamond Street  
Klamath Falls, Oregon 97601-5432

**BARGAIN AND SALE DEED**

**Chu Fong Chang**, hereinafter called Grantor, does hereby grant, bargain, sell, and convey unto **Chu Fong Chang and Shu Hui Yang, Trustees or the successor Trustee(s), of the Chang Revocable Living Trust U/D/T August 25, 2025, and any amendments thereto**, hereinafter called Grantees, all right, title, and interest in that certain real property with the common address of 3645 Diamond Street, situated in the City of Klamath Falls, County of Klamath, and State of Oregon, 97601-5430, as more particularly described as follows:

Lot 22 in Block 4 of LENOX, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(Account No.: 537217;  
Map/Tax-Lot: 3909-007CA-11000)

**SUBJECT TO:** all exceptions and restrictions of record as of the date of recording.

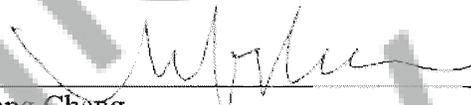
The consideration for this transfer stated in terms of dollars is \$0; transfer to Grantor's revocable living trust. However, the actual consideration consists of other value given, which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to entities and to individuals.

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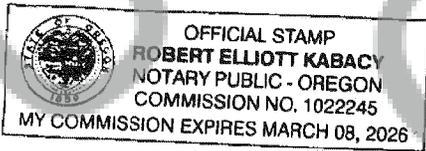
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 on August 25, 2025.

  
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Chu Fong Chang

STATE OF OREGON            )  
  ) ss:  
County of Multnomah        )

This record was acknowledged before me on August 25, 2025, by Chu Fong Chang.



  
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Notary Public, State of Oregon

My Commission Expires: 3/8/2026