



THIS SPACE RESERVED FOR RECORDER'S USE

Amertitle 573898 AM

Trung Van Diep who acquired title as Trong Van Diep  
4694 Center Street NE  
Salem, OR 97301

Grantor's Name and Address

Trung Van Diep  
4694 Center St NE  
Salem, OR 97301

Grantee's Name and Address

After recording return to:  
Trung Van Diep  
4694 Center St NE  
Salem, OR 97301

REEL 4679 PAGE 171  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
12-21-2022 10:13 am.  
Control Number 727036 \$ 91.00  
Instrument 2022 00049306

Until a change is requested all tax statements  
shall be sent to the following address:  
Trung Van Diep  
4694 Center St NE  
Salem, OR 97301

File No. 573898AM

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Trung Van Diep who acquired title as Trong Van Diep, an estate in fee simple,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Trung Van Diep, an estate in fee simple,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Marion**, State of Oregon, described as follows, to wit:

**Tract "A", Lot Three (3), of the Amended Plat of Heltzel's Garden Tracts, in Marion County, Oregon.**

**SAVE AND EXCEPT therefrom the Westerly 30 feet of the herein described premises conveyed to Oscar T. Wright, et ux, by deed recorded in Volume 527, Page 268, Deed Records for Marion County, Oregon.**

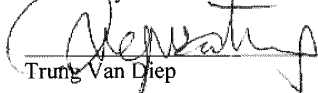
The true consideration for this conveyance is \$0.00.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

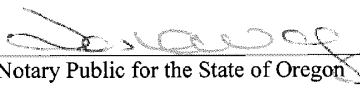
In Witness Whereof, the grantor has executed this instrument this 20 day of Dec, 22; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

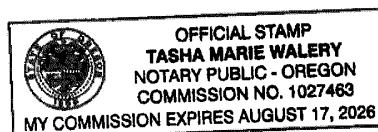
  
\_\_\_\_\_  
Trung Van Diep

State of Oregon } ss  
County of Marion }

On this 20 day of December, 2022, before me, Tasha Walery a Notary Public in and for said state, personally appeared Trung Van Diep, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: Keizer, Oregon  
Commission Expires: 8/17/2026



**REEL: 4679**

**PAGE: 171**

**December 21, 2022, 10:13 am.**

**CONTROL #: 727036**

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

**FEE: \$ 91.00**

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**

LAWYERS TITLE INS. CORP. 5000062082 Marion County

Reel  
3132

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Return to:  
Trung V. Diep  
5040 Auburn Rd. NE  
Salem, OR 97301

Until a change is requested, all tax statements shall be sent  
to the following address:  
Trung V. Diep  
5040 Auburn Rd. NE  
Salem, OR 97301

### STATUTORY BARGAIN AND SALE DEED

Trung V. Diep, conveys to Trung V. Diep and Alyssa Tieu, as tenants by the entirety,,  
Grantee, the following described real property:

SEE ATTACHED EXHIBIT "A"

Tax Account No. R76478 and R76477

The true consideration for this conveyance is \$0.00. The actual consideration consists of or  
includes other property or other value given or promised, which other property or value is  
either part or the whole consideration.

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. 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.

Dated 14 day of December, 2009

\_\_\_\_\_  
Trung V. Diep

STATE OF OREGON  
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 14 day of December,  
2009 by Trung V. Diep.

\_\_\_\_\_  
Notary Public State of Oregon  
My commission expires: 11-18-13

Order No. 50g0062082



Order No. 50g0062082

Exhibit "A"

**PARCEL I:**

Tract "B" of Lot 3, AMENDED PLAT OF HELTZEL'S GARDEN TRACTS, Salem, Marion County, Oregon

**PARCEL II:**

A portion of Tract "A" of Lot 3, AMENDED PLAT OF HELTZEL'S GARDEN TRACTS, Salem, Marion County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Tract "A" of said Lot 3; thence Easterly along the North line of said Tract "A" a distance of 30.0 feet; thence Southerly and parallel with the West line of said Tract "A", a distance of 160.0 feet to the South line thereof; thence Westerly along the South line of Tract "A" a distance of 30.0 feet; thence Northerly along the West line of said Tract "A", a distance of 160.0 feet to the point of beginning.

**REEL: 3132**

**PAGE: 249**

**December 15, 2009, 11:51 am.**

CONTROL #: 262336

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$ 46.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.