

55178

MTG-15603P

WARRANTY DEED

Vol. M85 Page 18105

KNOW ALL MEN BY THESE PRESENTS, That RAYMOND G. BUDDEN, as to an undivided 10/26 interest; MELVIN W. OSTROM and EDNA M. OSTROM, husband and wife, as to an undivided 16/26 interest; KINH LONG TRUONG, as to an undivided 20% interest; and ELIZABETH PECKHAM, as to an undivided 10% interest, all as tenants in common, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JINGWAH KIM CHANG, as to an undivided 70% interest; and ELIZABETH PECKHAM, as to an undivided 10% interest, all as tenants in common, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 9, 10 and 11, Block 18, INDUSTRIAL 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.

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, due and payable. (Amounts not available).
2. Terms and provisions of unrecorded lease agreements.

MOUNTAIN TITLE COMPANY INC.

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 approved uses."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT as shown above, and those of record and apparent upon the land, as of the date of this deed,

Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which): (The amount between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of NOVEMBER, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Raymond G. Budden
Raymond G. Budden
Melvin W. Ostrom
Melvin W. Ostrom
Edna M. Ostrom
Edna M. Ostrom

STATE OF OREGON,
County of Klamath } ss.
11/6, 1985

STATE OF OREGON, County of _____, 19____) ss.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Personally appeared the above named Raymond G. Budden, Melvin W. Ostrom and Edna M. Ostrom and they acknowledged the foregoing instrument to be their voluntary act and deed.

Evelyn Biehn
Notary Public for Oregon
My commission expires: 8/16/88

RAYMOND G. BUDDEN
MELVIN W. OSTROM
EDNA M. OSTROM
GRANTOR'S NAME AND ADDRESS
JINGWAH KIM CHANG, ELIZABETH PECKHAM &
KINH LONG TRUONG
GRANTEE'S NAME AND ADDRESS
PO Box 816 Klamath Falls OR 97601

After recording return to:
GRANTEES
NAME, ADDRESS, ZIP
NAME, ADDRESS, ZIP
NAME, ADDRESS, ZIP

(until a change is requested all tax statements shall be sent to the following address.)

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 6th day of November, 1985, at 1:55 o'clock P. M., and recorded in book M85 on page 18105 or as file/real number 55178, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith Deputy

Fee: \$5.00

MOUNTAIN TITLE COMPANY INC.

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