

04-13585 INTD 19856

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

OK 88440

WARRANTY DEED

Vol. 1188 Page 9576

KNOW ALL MEN BY THESE PRESENTS, That DALE O. WOODS & KAREN A. WOODS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVE YUK-CHING CHAN

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:

Lot 10, Block 13, FIRST 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.

Tax Account No. 3809-29CD-18000

(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 those of record and apparent upon the land, if any, 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 \$29,750.00.

How many times the consideration stated above is to be paid by the grantee to the grantor, and the date when the same is to be paid, is as follows: ~~the whole of the consideration stated above is to be paid by the grantee to the grantor on the day of the date of this deed.~~

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 21st day of June, 1988; 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.

THIS INSTRUMENT WILL 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 APPROVED USES.

STATE OF OREGON,

County of Klamath

ss. KAREN A. WOODS, County of Klamath, State of Oregon, 1988.

On this the 21st day of June, 1988, personally appeared Richard L. Garbutt

who, being duly sworn (or affirmed), did say that he is the attorney in fact for Dale O. Woods and Karen A. Woods

and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Dale O. Woods

Loan Closer

(Signature)

7-6-90

DALE O. WOODS & KAREN A. WOODS

164 LOWER CIRCLE
BRASS VALLEY, CA 95949

GRANTOR'S NAME AND ADDRESS

STEVE YUK-CHING CHAN

906 N. 6TH ST
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S&L
540 Main St
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21 day of June, 1988, at 3:31 o'clock P.M., and recorded in book/reel/volume No. M88 on page 9576 or as fee/file/instrument/microfilm/reception No. 88440, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

Fee \$8.00

By Sheline M. Mullendore Deputy

JUN 21 PM 3 31