



WARRANTY DEED - INDIVIDUAL

Aspen 33180

AFTER RECORDING RETURN TO:
 CHONGBHAK MALASARN
 VANIDA MALASARN

2700 Caroline Way
Arcadia, CA 91006

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

BRADFORD J. ASPELL AND SUSAN E. ASPELL, HUSBAND AND WIFE
 hereinafter called grantor, convey(s) to CHONGBHAK MALASARN AND
 VANIDA MALASARN, HUSBAND AND WIFE all that real property
 situated in the County of KLAMATH, State of Oregon, described
 as:

LOT 27, Block 1, BELLA VISTA TRACT NO. 1235, in the County of
 Klamath, State of Oregon.

SUBJECT TO:

1. Condition, Restrictions as shown on the recored plat of
 Bella Vista Tract 1235.
2. Declaration of Conditions and Restrictions, but omitting any
 restrictions based on race, color, religion or national origin
 appearing of record.

Recorded: August 14, 1987 Book: M-87 Page: 14651

As amended by instrument

Recorded: April 15, 1988 Book: M-88 Page: 5869

As amended by instrument

Recorded: August 18, 1988 Book: M-88 Page: 13393

3. Reservations and restrictions as contained in Deed from
 Ralph L. Parker as Grantor to Donald D. Parker, as Grantee,
 recorded in Book 175 at page 421, Deed Records of Klamath
 County, Oregon, including but not limited to the following:
 "There is reserved from the lands hereby granted a right of way
 thereon for ditches or canals constructed by the authority of
 the United States."

5. Boundary Line Agreement, including the terms and provision
 thereof:

Recorded: July 17, 1967 Book: M-67 Page: 5402

"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."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except those set out above

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$28,000.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

Continued on next page

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IN WITNESS WHEREOF, the grantor has executed this instrument
this 2ND day of MARCH, 1989.

Bradford J. Aspell
BRADFORD J. ASPELL

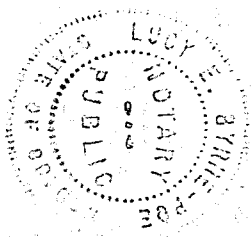
Susan E. Aspell
SUSAN E. ASPELL

STATE OF OREGON, County of KLAMATH)ss.

March 16, 1989

Personally appeared the above named BRADFORD J. ASPELL AND SUSAN E. ASPELL and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Lucy E. Byrne-Poe
Notary Public for Oregon
My Commission Expires: 10-31-92



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 24th day
of March A.D., 19 89 at 10:55 o'clock AM., and duly recorded in Vol. M89,
of Deeds on Page 4979.

FEE \$13.00

Evelyn Biehn, County Clerk

By Danline Miller