

MOUNTAIN TITLE COMPANY

1150

WARRANTY DEED

Vol. M89 Page 1009?

MIC-21437
 KNOW ALL MEN BY THESE PRESENTS, That JOHN K. ASPELL & CATHERINE ASPELL, who acquired title as Katherine Aspell, as tenants by the entirety
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TIMOTHY S. YEUN & SUSAN S. YEUN, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 32, Block 1, BELLA VISTA TRACT 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3507 007DD:01900

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1989

JUN 7

PH 12

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"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."

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 and the above granted premises, free from all encumbrances except covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed, and that

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 \$ 33,000.00. However, the actual consideration consists of no cash, other property given or promised, which is the whole amount \$33,000.00.

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 26 day of May, 19 89, 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.



OFFICIAL SEAL
 KIMMERY A BERGNER
 NOTARY PUBLIC - CALIFORNIA
 LOS ANGELES COUNTY
 My comm. expires APR 10, 1992

STATE OF CALIFORNIA, California
 County of Los Angeles ss.
May 26, 19 89.

Personally appeared the above named John K. Aspell & Catherine Aspell, who acquired title at Katherine Aspell,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL) Kimmery A. Bergner
 Notary Public for Oregon California
 My commission expires: April 10, 1992

(OFFICIAL
 SEAL)

Aspell

John Rashard
 1825 Enterprise Way

GRANTOR'S NAME AND ADDRESS

Yeun

5801 La Jolla Corona Dr
La Jolla CA 92037

GRANTEE'S NAME AND ADDRESS

After recording return to:

Yeun

above address

NAME, ADDRESS, ZIP

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

Yeun
 above address

NAME, ADDRESS, ZIP

SPACE BLANKED
 FOR
 RECORDIN' UN:

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of June, 19 89, at 12:06 o'clock P.M., and recorded in book M89 on page 10097 or as file/reel number 1150.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

D. Quirine Mulvihill Deputy

Fee \$8.00