

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SUDAN SAU CHUNG LAU & ALICE SIU SENG LAU, not as tenants in common, but with right of \*\*, 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 8, Block 1, BELLA VISTA TRACT NO. 1235, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon.

Tax Account No 3507 007DC 01300

"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

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 \$ 20,000.00

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 16 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.

Leona U. Lensman

STATE OF OREGON,  
County of Marion )  
May 16, 19 89 ss.

Personally appeared the above named

Leona U. Lensman

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

Before me

Notary Public for Oregon

My commission expires: July 7, 1994

STATE OF OREGON, County of ) ss.

Personally appeared

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)

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 8th day of June, 19 89, at 2:33 o'clock A.M., and recorded in book M89 on page 10167 or as file/reel number 1185

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Pauline Mullender, Deputy

Fee \$8.00