

KNOW ALL MEN BY THESE PRESENTS, That

ELIDA LEGGET

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD C. YUANthe 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 5, 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 03800

"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 \$ 20,000.00

EXCEPT WHEREBY THE FOREGOING CONVEYANCE INCLUDES THE PROPERTY OR INTEREST OR PREMISES WHICH IS THE WHOLE OF THE CONVEYANCE, THE FOREGOING CONVEYANCE SHALL BE VOID IN WHOLE OR IN PART, AND THE SYMBOLS, IF NOT APPLICABLE, SHOULD BE DELETED.

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 2 day of June, 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.

Elida Legget

STATE OF OREGON,

County of Klamath) ss.Personally appeared the above named Elida Legget

Personally appeared the above named _____

Elida Legget

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-16-90

STATE OF OREGON, County of _____) ss.

Personally appeared _____ and

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 _____

a corporation,

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:

(OFFICIAL

SEAL)

Notary Public for Oregon

My commission expires:

Legget

4861 Laverne

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Yuan

17734 East Contador Dr

Rowland Hgts, CA 91748

GRANTEE'S NAME AND ADDRESS

Yuan

above address

NAME, ADDRESS, ZIP

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

Yuan

above address

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 15thday of Aug., 19 89,at 2:19 o'clock P. M., and recordedin book M89 on page 15121 or asfile/reel number 3905,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. M. M. Deputy

Fee \$8.00