



Vol. 1789 Page 25273
ATC# 05034721
WARRANTY DEED

AFTER RECORDING RETURN TO:
WEI C. WONG
c/o HAY WONG
200 N. Maryland Av., Suite 308
Glendale, Ca. 91206

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

JUSTAIN H. RILEY and MARIE RILEY hereinafter called GRANTOR(S),
convey(s) to WEI C. WONG hereinafter called GRANTEE(S), all that
real property situated in the County of KLAMATH, State of
Oregon, described as:

Lot 1, Block 7, Tract 1091, LYNEWOOD, in the County of Klamath,
State of Oregon.

CODE 1 MAP 3808-25DC TL 900

"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 1) Regulations,
including levies, liens and utility assessments if the City of
Klamath Falls. 2) Conditions, Restrictions as shown on the
recorded plat of Lynnewood. 3) Set back provisions as
delineated on the recorded plat of Lynnewood. 4) Declaration
of Conditions and Restrictions, but omitting any restrictions
based on race, color, religion or national origin appearing of
record and recorded July 20, 1973 in Book M-73 at Page 9383 and
amended June 9, 1976 in Book M-76 at Page 8487

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
\$17,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of December 1989.

Justain H. Riley
JUSTAIN H. RILEY

Marie Riley
MARIE RILEY

BY Gayle A. Drake
ATTORNEY IN FACT

BY Gayle A. Drake
ATTORNEY IN FACT

STATE OF OREGON, County of KLAMATH)ss.

On this 27th day of December, 1989 personally appeared GAYLE A. DRAKE, who, being duly sworn (or affirmed) did say that she is
the Attorney in Fact for JUSTAIN H. RILEY and MARIE RILEY, and
that she executed the foregoing instrument by authority of and
in behalf of said principals and she acknowledged said
instrument to be the act and deed of said principals.

Before me: Ralph A. C. [Signature]
Notary Public for Oregon
My Commission Expires: March 4, 1992

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Aspen Title
25274

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 29 day
of Dec A.D., 19 89 at 4:07 o'clock P M., and duly recorded in Vol. M89
of deeds on Page 25273
Evelyn Biehn County Clerk
By Bernetha L. Litch

FEE 13.00

