

9851

MTC 22616-D

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
 RICHARD M. LAYER and NORMA J. LAYER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 YUNGTAI HSU AND LISA HSU, husband and wife
 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 apper-
 taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11, Block 1, HARBOR ISLES, TRACT 1209, according to the official plat thereof on
 file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 0191C 01100

"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 all those of record
 and those apparent upon the land, if any, 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 \$ 35,000.00
 However, the actual consideration consists of or includes other property or value given or promised which is the whole
 part of the consideration (in whole or in part). (The term here between the symbols, if not applicable, should be deleted.
 See ORS 93A.050)

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 5 day of January, 19 90;
 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.

Richard M. Layer
 Richard M. Layer

Norma J. Layer
 Norma J. Layer

STATE OF OREGON, County of Klamath) ss.

Personally appeared _____ and
 _____ 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 _____

_____ 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:

STATE OF OREGON,
 County of Klamath) ss.

January 5, 19 90

Personally appeared the above named _____

Richard M. Layer & Norma J. Layer

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

(OFFICIAL
 SEAL) Richard M. Layer
 Notary Public for Oregon
 My commission expires: 6-16-92

Layer
4120 D Adelaide Ave
Klamath Falls OR 97603
 GRANTEE'S NAME AND ADDRESS

Hsu
512 West LeRoy Ave
Arcadia, CA 91006
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 Hsu
above address
 NAME ADDRESS, ZIP

Unless a change is requested all the statements shall be sent to the following and to:

Hsu
above address
 NAME ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was
 received for record on the 5th
 day of Jan., 19 90
 at 2:57 o'clock P. M., and recorded
 in book M90 on page 322 or as
 file/reel number 9851

Record of Deeds of said county.

Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk

B. J. Mullins Recording Officer
 Deputy

Fee \$28.00