

KNOW ALL MEN BY THESE PRESENTS, That Hart Ray Sanders

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Chin-Yen Huang and Shih-Yan (ss), not as tenants in common, but with the right of survivorship hereinafter called the grantee, hereby grants, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Klanath, and State of Oregon, described as follows, to-wit:

SW1/4 SW1/4 of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klanath County, Oregon.

Tax Account No: 3513 03100 02300

MOUNTAIN TITLE COMPANY

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 ALL THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED

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 \$ 6,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS §3.03(1))

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 24 day of September, 1990; 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.

Hart Ray Sanders
Hart Ray Sanders

STATE OF OREGON, NEW MEXICO

County of Klanath
Subscribed and sworn to before me this 24 day of September, 1990.

Personally appeared the above named
Hart Ray Sanders

And acknowledged the foregoing instrument
in the presence of me, a voluntary act and deed.

Notary Public for State of New Mexico
My commission expires: 3.24.97

STATE OF OREGON, County of Klanath ss.

The foregoing instrument was acknowledged before me this 24 day of September, 1990, by Hart Ray Sanders,
president, and by _____
secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

STATE OF OREGON,

ss.

County of Klanath

I certify that the within instrument was received for record on the 12th day of Oct., 1990, at 12:02 o'clock P.M., and recorded in book M90 on page 20643 or as file/reel number 21384.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Pauline Mubandore, Recording Officer
Deputy

Fee \$28.00