

29453

MTC #25303-DN

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

ANTHONY A. YOUNGWIRTH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHIN-YEN HUANG and SHIH-WEN LEE, not as tenants in common, but with the, hereinafter-called the grantee, does hereby grant, 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 thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 6, Block 37, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO.2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 those apparent upon the land, if any, as 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 \$ 5,750.00

~~However, this deed is not to be construed as a warranty of title, but only as a warranty of the grantor's interest in the property. The grantor does not warrant that the property is free from all encumbrances, but only that the grantor is the owner of the property and has the right to convey the same.~~

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.

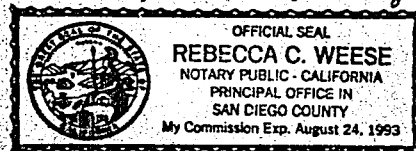
In Witness Whereof, the grantor has executed this instrument this 25 day of April, 19 91; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF California
County of San Diego) ss.
April 25, 19 91

ANTHONY A. YOUNGWIRTH

Personally appeared the above named ANTHONY A. YOUNGWIRTH proven to me by stipulation and acknowledged the foregoing instrument to be voluntary act and deed.

Before me: Rebecca C. Weese
Notary Public for California
My commission expires: Aug 24, 1993



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

ANTHONY A. YOUNGWIRTH
9624 RIVERVIEW AVE.
LAKE SIDE, CA 92040

GRANTOR'S NAME AND ADDRESS
CHIN-YEN HUANG and SHIH-WEN LEE
8667 LAKE MURRAY BLVD. #3
SAN DIEGO, CA 92119

After recording return to:
CHIN-YEN HUANG and SHIH-WEN LEE
8667 LAKE MURRAY BLVD. #3
SAN DIEGO, CA 92119

NAME, ADDRESS, ZIP
CHIN-YEN HUANG and SHIH-WEN LEE
8667 LAKE MURRAY BLVD. #3
SAN DIEGO, CA 92119

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was received for record on the 15th day of May, 19 91, at 2:37 o'clock P.M., and recorded in book M91 on page 9189 or as file/reel number 29453.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muller Deputy

Fee \$28.00