MOUNTAIN TITLE COMPANY

44770 27116LB **WARRANTY DEED** Vol. M92 Page 10312

KNOW ALL MEN BY THESE PRESENTS, That TURNSTONE, INC., an Oregon Corporation *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* KATTY W. KWAN *, 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 3, Block 1, TRACT 1260-MONTE VISTA RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 of record and 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 $ 34,000.00

~~(Here or in the deed connection or conveyance, the approval should be related. See ORS 93.030.)~~

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 21 *day of* February *, 19* 92 *; 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.*

TURNSTONE, INC.

By: Robert Mullen

STATE OF OREGON, County of _____ *) ss.*

_____ *, 19* ____

Personally appeared the above named ~~TURNSTONE, INC.~~

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

Before me:

Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
LINDA L. BAUGHMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. A 006457
MY COMMISSION EXPIRES MAY 01, 1995

STATE OF OREGON, County of Klamath *) ss.*

The foregoing instrument was acknowledged before me this 2-21 *, 19* 92 *, by* Robert Mullen *,*

_____ *president, and by* _____ *,*

_____ *secretary of* _____

Turnstone, Inc.

a n Oregon *corporation, on behalf of the corporation.*

Notary Public for Oregon Linda L. Baughman

My commission expires: 5-1-95 *(SEAL)*

~~TURNSTONE and INC.~~
~~2250 RANCH ROAD~~
~~ASHLAND, OR 97520~~

GRANTOR'S NAME AND ADDRESS

KATTY W. KWAN
~~2371 VALLEY VIEW DRIVE~~
~~CHINO HILLS, CA 91709~~

GRANTEE'S NAME AND ADDRESS

After recording return to:
KATTY W. KWAN
~~2371 VALLEY VIEW DRIVE~~
~~CHINO HILLS, CA 91709~~

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
KATTY W. KWAN
2371 VALLEY VIEW DRIVE
CHINO HILLS, CA 91709

NAME, ADDRESS, ZIP

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 12th *day of* May *, 19* 92 *, at* 2:03 *o'clock* P *M., and recorded in book* M92 *on page* 10312 *or as file/reel number* 44770 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mucindorf *Deputy*

Fee $30.00

Unofficial Copy

MOUNTAIN TITLE COMPANY