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WARRANTY DEED

Vol. 92 Page 27382

KNOW ALL MEN BY THESE PRESENTS, That MTZ 2753-48 VIETS & VIETS, INC., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TEMUJIN KIN FIN MAH

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Together with the following personal property and the businesses known as Kingfalls Lounge and King Wah Restaurant.

2 - dishwashers
2 - cash registers
ice machine
carpet
reader board
air conditioner
small freezer
2 - televisions
door alarm
alarm system
10 - tables and 40 chairs (approximate)
miscellaneous bar equipment

Viets & Viets, Inc.

2199 Crest

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Temujin K. Mah

2765 Pershing Way

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Title Company

222 South Sixth Street

Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Temujin K. Mah

2765 Pershing Way

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } SS.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume _____, on page _____, or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

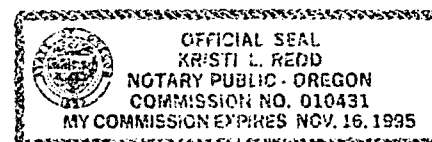
SPACE RESERVED

FOR

RECORDER'S USE



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 of the above granted premises, free from all encumbrances, except the exceptions described on EXHIBIT "B" attached hereto and incorporated herein by this reference.



warrant and forever defend the above granted 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 \$405,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. 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 17th day of November, 1992; 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.

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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of _____) ss.

Personally appeared the above named _____, 19 _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

VIETS & VIETS, INC., an Oregon corporation

By: Edgar L. Viets, President
Edgar L. Viets, President
Kiamath

STATE OF OREGON, County of _____) ss.
November 17, 1992

Personally appeared _____ EDGAR L. VIETS _____ and

each for himself _____ who, being duly sworn,

_____ president _____

VIETS & VIETS, INC., an Oregon _____, 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:
Kristi L. Redd
Notary Public for Oregon

My commission expires: 11/16/95

(OFFICIAL SEAL)

MTC NO: 27523-LB

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Tracts 36 and 43 ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which is at the intersection of the Northeasterly boundary of a parcel of land used for road purposes and known as Pershing Way with the Northwesterly boundary of a parcel of land deeded for road purposes and known as Avalon Street and described as Parcel 1 in Deed Volume 229, page 300, Deed Records of Klamath County, Oregon, said point of beginning being South 0 degrees 00 1/2' East 542.44 feet and thence South 55 degrees 50 1/2' East 361.61 feet from the Northwest corner of said Section 3, and which point of beginning is 310 feet measured at right angles from the center line of South Sixth Street; thence North 55 degrees 50 1/2' West along the Northeasterly boundary of Pershing Way 245.22 feet to an iron pin on the Southeasterly corner of that tract of land described in Deed Volume 309 at page 66, Deed Records of Klamath County, Oregon; thence North 0 degrees 00 1/2' West along the Easterly line of said tract of land 168.55 feet to an iron pin; thence South 59 degrees 21 1/2' East at right angles to Avalon Street 330.67 feet to an iron pin on the Northwesterly boundary of Avalon Street; thence South 30 degrees 38 1/2' West along the Northwesterly boundary of Avalon Street 160.04 feet, more or less to the point of beginning.

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.

4. An easement created by instrument, subject to the terms and provisions thereof,
Dated: March 20, 1959
Recorded: March 20, 1959
Volume: 310, page 653, Deed Records of Klamath County, Oregon
In Favor of: Oregon Water Corporation, an Oregon corporation
For: Rickfalls, Inc., an Oregon corporation

5. Unrecorded Lease, subject to the terms and provisions thereof, dated October 27, 1977, wherein Viets & Viets, Inc., an Oregon corporation is Lessor and Harry Doo Gee, Kin Fin Mah, and Lai Fun Mah are Lessees as evidenced by the following instruments:

Subordination of Lease;
Recorded: December 30, 1983
Volume: M83, page 22327, Microfilm Records of Klamath County, Oregon
Executed By: Harry Doo Gee, Kin Fin Mah and Lai Fun Mah situated at 2765 Pershing Way, Klamath Falls, Oregon
To: U. S. Credit Corp.
For: Deed of Trust recorded in Volume M83 at page 22324, Microfilm Records of Klamath County
Re: Approximately 4,000 square feet located in that certain building known as Kingfalls Restaurant situated at 2765 Pershing Way, Klamath Falls, Oregon

Assignment of Lease, subject to the terms and provisions thereof,
Recorded: December 30, 1983
Volume: M83, page 22332 Microfilm Records of Klamath County
Executed by: Viets & Viets, Inc., an Oregon corporation
To: U. S. Credit Corp.
For: Assignment of Lease
Re: Approximately 4,000 square feet located in that certain building known as Kingfalls Restaurant situated at 2765 Pershing Way, Klamath Falls, Oregon

6. Lease, subject to the terms and provisions thereof, assigned by instrument:
Dated: November 16, 1987
Recorded: November 16, 1987
Volume: M88, page 8933, Microfilm Records of Klamath County, Oregon
Lessor: Viets & Viets, Inc., an Oregon corporation
Lessee: T.S.H., Inc.
(Said instrument is not executed by the lessor)

Assignment of Lease,
Dated: December 1988
Recorded: February 21, 1990
Volume: M90, page 3361, Microfilm Records of Klamath County, Oregon
From: T. S. H., Inc.
To: Harry Gee, Steve Lai F. Mah, and Tim Kin Fin Mah

7. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

EXHIBIT B

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 18th day
of Nov A.D., 19 92 at 11:38 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 27382

FEE \$45.00

Evelyn Biehn, County Clerk
By Pauline Mussinader