

Filed for record at request of:

DAR/RYP 20675.2001
Treece Richdale Law Firm

When recorded, return to:
and Send Tax Statements to:
Name: EDWARD K. SHIN
KLAMATH FALLS TRAVELODGE
11 MAIN STREET
KLAMATH FALLS, OR 97601

reserved for recording

STATUTORY WARRANTY DEED

THE GRANTOR, DAVID HYUN, a married individual, as his separate estate,

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION AS PART OF AN IRC SECTION 1031 TAX DEFERRED EXCHANGE

in hand paid, conveys and warrants to EDWARD K. SHIN and LISA J. SHIN, husband and wife,

the following described real estate, situated in the County of KLAMATH, State of OREGON:

See Exhibit "A" attached.

SUBJECT TO: See Exhibit "B" attached.

SUBJECT TO ENCUMBRANCES WHICH GRANTOR SHALL CONTINUE TO PAY ACCORDING TO THE TERMS SET FORTH. See Exhibit "C" attached.

DATED: Feb 2, 1993.

David Hyun
DAVID HYUN

STATE OF OREGON)
COUNTY OF 1 Klamath) ss.

On this day, personally appeared before me DAVID HYUN and
proved, to me known to be the
 individual(s) described in and who executed the within and
 foregoing instrument, and acknowledged to me that they signed the
 same as their free and voluntary act and deed for the uses and
 purposes therein mentioned.

GIVEN under my hand and official seal this 2nd day of
February, 1993.

Debra Buckingham
 NOTARY PUBLIC in and for the
 State of OREGON, residing
 at Klamath Falls.
 My commission expires: 11-19-96

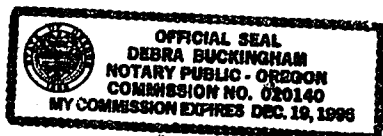


EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1: Lots 1, 2, 3, 4, 5 and 6 in Block 25 of Original Town of Klamath Falls (formerly Linkville), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also that part of vacated Maple Alley adjoining Lot 6 in Block 25 of said Original Town of Klamath Falls, (formerly Linkville) Oregon, and that portion of Lot 1 of Block 26 of said Original Town of Klamath Falls (formerly Linkville), lying Easterly of Conger Avenue. Excepting from the above described property that portion thereof conveyed by Edward A. Durham et ux to the City of Klamath Falls, Oregon, by deed recorded on page 197 of Volume 123 of Deeds, records of Klamath County, Oregon.

Lot 7 in Block 25 of Original Town of Linkville (now City of Klamath Falls), and that portion of vacated Maple Alley adjacent to said Lot 7 on the West and that portion of Lot 4, Block 26 Original Town of Linkville (now Klamath Falls), lying between said portion of vacated Maple Alley and the Easterly line of Conger Street, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Saving and Excepting from the above described property all that portion thereof conveyed to the State of Oregon by Deed recorded on page 193 of Volume 283 of Deeds, records of Klamath County, Oregon.

Also, all that portion of South one-half of vacated Pine Street adjoining the above described property.

PARCEL 2: Lots 8 and 9 in Block 25 of Original Town of Linkville (now Klamath Falls, Oregon), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING that part in Deed Book 283, page 193.

EXHIBIT

A

EXHIBIT "B"

1. Provisions contained in deed from Nora M. Cobo, et al., to the State of Oregon, by and through its State Highway Commission, recorded in Deed Volume 283, Page 193, records of Klamath County, Oregon, as follows:

"As part of the consideration hereinabove stated, there is also bargained, sold, conveyed, and relinquished to the Grantee all existing, future, or potential common law or statutory abutter's easements of access between the right of way of the Public Way identified as the Relocated The Dalles-California Highway and all of the Grantor's remaining real property consisting of all parcels contiguous one to another, whether acquired by separate conveyances or otherwise, all of which parcels either adjoining the real property conveyed by this instrument, or are connected thereto by other parcels owned by Grantors." "It is expressly intended that these covenants, burdens and restrictions shall run with the land and shall forever bind the Grantors, their heirs and assigns." "The consideration herein named shall be construed to include full compensation for all claims for damages by reason of change of grade, under ORS 373.040."

2. Reservations and restrictions contained in the vacation of Pine Stree recorded in Volume 286 of Deeds, Page 5, records of Klamath County, Oregon, as follows:

"Excepting easement right-of-way for sewer and utility lines presently located together with five feet on each side thereof, and the right to relocate same from a point five feet on the south side of the center line of said street to the north line thereof."

EXHIBIT "B"

1. Trust Deed, including the terms and provisions thereof, executed by Charles J. Burns and Judith M. Burns, as grantors, to Mountain Title Company of Klamath County, Inc., as trustee, for BH Trust, as beneficiary, dated November 12, 1985, recorded November 18, 1985, in Volume M-85 on page 18663, Mortgage Records of Klamath County, Oregon, to secure the payment of \$180,000.00.
2. Assignment of Rents and Appointment of Receiver, given by Charles J. Burns and Judith M. Burns, husband and wife, to BH Trust, dated November 12, 1985, recorded November 18, 1985, in Volume M-85 on page 18678, Mortgage Records of Klamath County, Oregon, given as additional security for the Trust Deed shown above.
3. Financing Statement, indicating a security agreement, given by Charles J. Burns and Judith M. Burns, husband and wife, as debtors, to BH Trust, as secured party, recorded November 19, 1985, in Volume M-85 on page 18685, Mortgage Records of Klamath County, Oregon.
Continuation recorded September 19, 1990 in M-90 on page 18807, records of Klamath County, Oregon.
4. Financing Statement, indicating a security agreement, given by Budget Host Inn, as debtor, to BH Trust, as secured party, recorded November 19, 1985, in Volume M-85 on page 18689, Mortgage Records of Klamath County, Oregon.
Continuation recorded September 19, 1990 in M-90 on page 18808, records of Klamath County, Oregon.
5. Trust Deed, including the terms and provisions thereof, executed by Helen M. Park, as grantor, to Jeffrey R. Spere, as trustee, for NEI Pension Investors Limited Partnership IX, Washington Limited Partnership, as beneficiary, dated April 7, 1989, recorded April 7, 1989, in Volume M-89 on page 5891, Mortgage Records of Klamath County, Oregon, to secure the payment of \$105,000.00.
6. Contract of Sale, including the terms and provisions thereof, by and between Charles J. Burns and Judith M. Burns, sellers and Jun I. Choo and Sun A. Choo, buyers as disclosed by Memorandum of Contract of Sale, dated December 22, 1986, recorded January 8, 1987, in Volume M-87 on page 309, Deed Records of Klamath County, Oregon.
By Assignment of Contract and Deed, dated February 26, 1987, recorded March 13, 1987, in Volume M-87 on page 4062, Deed Records of Klamath County, Oregon, the Vendee's interest was conveyed to Won S. Cho.
By Assignment of Contract and Deed, dated August 18, 1987, recorded September 17, 1987, in Volume M-87 on page 16939, Deed Records of Klamath County, Oregon, the Vendee's interest was conveyed to Helen M. Park.
By Subordination Agreement, dated April 7, 1989, recorded April 7, 1989, in Volume M-89 on page 5887, Deed Records of Klamath County, Oregon, the lien of said contract was subordinated to the lien of the Trust Deed shown as Exception No. 8 above described.
7. Mortgage, including the terms and provisions thereof, given by Helen M. Park, The Pacesetter Corporation, dba Pacesetter Products, Inc. dated May 16, 1989 and recorded June 24, 1989 in M-89 on page 11350, records of Klamath County, Oregon, to secure the payment of \$13,118.00.

EXHIBIT "C"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 5th day
of Feb. A.D., 19 93 at 1:27 o'clock P. M. and duly recorded in Vol. M93
of Deeds on Page 2689

FEE \$50.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall