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KNOW ALL MEN BY THESE PRESENTS, That Shing Fong Seid aka Jerry Seid

WARRANTY DEED

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kit. Fan. Seid. aka ., 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:

PARCEL 1: Lot 4, Block 1, BAILEY TRACTS #2, in the County of Klamath, State of Oregon, EXCEPT THEREFROM the North 205 feet thereof.

PARCEL 2: Lot 5, 6, 7 and 8, BAILEY TRACTS #2, in the County of Klamath, State of Oregon, State of Oregon.

SUBJECT TO, Mortgages, easements, leases set out in Exhibit "A" which is attached.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

and that

) 55.

a corporation.

.....who, being duly sworn,

.....president and that the latter is the

secretary of ____

and

each of

Deputy

grantor will warrant and forever detend 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 \$ 236,903.53. [©]However, the actual consideration consists of or includes other property or value given or promised which is the whole

the whole consideration (indicate which).⁽¹⁾ (The sentence between the symbols⁽¹⁾, 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 0.5 th day of August 1989 ;

if a corporate grantor, it has caused its name to be signed and seapatfixed by its officers, duly authorized thereto by 20

STATE OF OREGON, County of

Personally appeared .

CPAC

RECO

order of its board of directors. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED 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.

STATE OF OREGON,

Personally appeared the above named Shing Fong Seid aka Jerry Seid

and that the seal affixed to the foregoing instrument is the corporate s eiste m Justene 1. B (OFFICIAL SEAL) Notary Public for Oregon one ca My commission expires: 3-22-93 <u>Shing Fong Seid aka Jerry Seid</u> 2804 S. E. 48th Portland, Oregon 97206 GRANTOR'S NAME AND ADDRESS Kit Fan Seid aka Alice C. Seid

5414 South Sixth Street Klamath Falls, Or 97603 GRANTEE'S NAME AND ADDRESS

After recording return to: Kit Fan Seid aka Alice Seid 2021 Kimberly Drive Klamath Falls, Or 97603 710

Until a change is requested all tax statements shall be sent to the following addr Kit Fan Seid aka Alice C. Seid 5414 South Sixth Street Klamath Falls, Or 97603

715

of said corporation and that said instrument was signed and sealed in be-halt 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: (OFFICIAL SEAL) Notary Public for Oregon My commission expires:

Bv ...

each for himself and not one for the other, did say that the former is the

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(If executed by a corporation, affix corporate seal)

57	ATE OF OREGON,
7	,∖ss.
	County of
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	ent was received for record on the
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at	M and recorded
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FOR	
RDER'S USE	ent/microfilm/reception No
m	ecord of Deeds of said county.
R	Witness my hand and seal of
C	ounty affixed.
	NAME

EXHIBIT "A"

12268

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.

일, 2013년 2013년 <u>11</u> 17년 2013년 - 11월 - 21일 - 11일 - 112	는 이 같아요. 그는 것 같아요. 그는 것같은 그는 것을 하는 것을 수 있다. 것을 가져서 많은 것은 것을 가장하는 것은 것을 것 같아요. 그는 것을 가지 않는 것을 가지 않는 것을 가지 않는 것을 하는 것을 가지 않는 것을 하는 것을 하는 것을 가지 않는 것을 하는 것을 수 있다. 것을 가지 않는 것을 하는 것을 수 있다. 것을 가지 않는 것을 하는 것을 하는 것을 하는 것을 수 있다. 것을 하는 것을 하는 것을 수 있다. 것을 가지 않는 것을 수 있다. 것을 하는 것을 수 있다. 것을 하는 것을 수 있다. 것을 하는 것을 수 있다. 것을 수 있다. 것을 수 있다. 것을 하는 것을 수 있다. 하는 것을 수 있다. 것을 것을 수 있다. 않다. 않다. 않다. 않다. 것을 수 있다. 것을 수 있다. 것을 수 있다. 않다. 않다. 않다. 않다. 않다. 않다. 않다. 않다. 않다. 않
3. Easement, inc	cluding the terms and provisions thereof:
Dated	: May 19, 1964
Recorded	: June 3, 1964
Book	: 353
Page	: 291
In favor of	: State of Oregon, by and through its
	State Highway Commission
For	: Relocation of irrigation facilities over
	the 5 feet Southerly and adjacent of the
	Northerly line of Lots 4 and 5
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요즘 전화 수업 것 같아요. 이렇게 있는 것이 같아.	

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Limited access in deed to State of Oregon by and through its 7. State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the Recorded February 1, 1968 84 **e** -Book ુ M-68 Page . 794 Any improvements located upon the insured property, which 8. constitutes a mobile home as defined by Chapter 801.340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Mortgage, including the terms and provisions thereof to 9. secure the amount noted below and other amounts secured Mortgagor : Jerry Seid and Alice C. Seid, husband Mortgagee First Federal Savings and Loan Association 2 of Klamath Falls, a Federal Corporation Dated April 17, 1975 1 Recorded : April 18, 1975 Book M-75 • Page : 4192 Amount \$75,000.00 • Assignment of rentals, given as additional security to the mortgage shown above Recorded April 18, 1975 Book M-75 Page 4194 10. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any: Mortgagor Jerry Seid and Alice C. Seid, husband 2 and wife Mortgagee First Federal Savings and Loan Association : of Klamath Falls, a Federal Corporation Dated November 13, 1975 8 Recorded November 14, 1975 2 Book 2 M-75 Page 14385 1 Amount \$45,000.00 The lien of the above mortgage was subordinated by instrument to the lien of the mortgage shown as Exception No. 11

December 5, 1977





Recorded February 10, 1978 Book M-78 Page 2481 1 Re-recorded February 17, 1978 2 Book 11 M-78 Page 1 3 3127 Mortgage, including the terms and provisions thereof to 11.2 secure the amount noted below and other amounts secured thereunder, if any: : Ho Wah of Oregon, Inc., an Oregon Mortgagor corporation Mortgagee United States National Bank of Oregon 1 Dated January 26, 1978 : Recorded February 9, 1978 2 Book 1 WE M-78 Page 2455 Amount \$56,000.00 12. Unrecorded Lease, including the terms and provisions Dated January 26, 1978 : Lessor Sing Fong Seid and Kit Fan Seid Gordon R. Sellars and Karen Sellars Lessee as disclosed by Assignment of Lease: Recorded February 9, 1978 : Book M-78 Page 2458 The above lease was assigned by instrument: United States National Bank of Oregon, To a National Banking association Recorded February 9, 1978 1 Book : M-78 Page 2459 2 The lien of the above lease was subordinated by instrument to the lien of the mortgage shown as Exception No. 11 : . February 9, 1978 Book M-78 Page 2460 13. Lease, including the terms and provisions thereof: : May 26, 1978 Recorded May 1, 1981 Book M-81 Page 7694 2 Between : Sing Fong Seld and Kit Fan Seld To Gordon R. Sellars and Karen Sellars

14. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any: E. W. G. Development Company Doris Achor Trustee for the Doris Achor Mortgagor : Mortgagee : Trust October 7, 1981 October 9, 1981 1 Dated Recorded 2 M-81 • Book 18258 . Page \$4,000.00 : Amount (Covers Additional Property)

12271

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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