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WARRANTY DEED

Vol. m93 Page 12267KNOW ALL MEN BY THESE PRESENTS, That Shing Fong Seid aka Jerry Seid

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

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 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 \$236,903.53.
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 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 25th day of August, 1989; 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.

STATE OF OREGON,

County of Klamath,
August 25, 19 89Personally appeared the above named
Shing Fong Seid aka Jerry Seidand acknowledged the foregoing instrument to be his voluntary act and deed.(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 3-22-93

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Shing Fong Seid aka Jerry Seid
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

NAME, ADDRESS, ZIP

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

Kit Fan Seid aka Alice C. Seid
5414 South Sixth Street
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 No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

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EXHIBIT "A"

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.

3. Easement, including 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

4. Easement, including the terms and provisions thereof:

Dated: : May 27, 1964
Recorded: : June 16, 1964
Book : 353
Page : 529
In favor of : State Highway Commission

5. Easement, including the terms and provisions thereof:

Dated : February 5, 1964
Recorded : February 19, 1964
Book : 351
Page : 203
In favor of : State Highway Commission
To : Maintain slopes of cuts or fills

6. Easement, including the terms and provisions thereof:

Dated : June 4, 1964
Recorded : June 23, 1964
Book : 354
Page : 69
In favor of : State Highway Commission

7. Limited access in deed to State of Oregon by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway abutting property

Recorded : February 1, 1968
Book : M-68
Page : 794

8. Any improvements located upon the insured property, which 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 Statutes.

9. 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 and wife
Mortgagee : First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation
Dated : April 17, 1975
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 and wife
Mortgagee : First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation
Dated : November 13, 1975
Recorded : November 14, 1975
Book : M-75
Page : 14385
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
Dated : December 5, 1977

Recorded : February 10, 1978
 Book : M-78
 Page : 2481
 Re-recorded : February 17, 1978
 Book : M-78
 Page : 3127

11. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Mortgagor : Ho Wah of Oregon, Inc., an Oregon corporation
 Mortgagee : United States National Bank of Oregon
 Dated : January 26, 1978
 Recorded : February 9, 1978
 Book : M-78
 Page : 2455
 Amount : \$56,000.00

12. Unrecorded Lease, including the terms and provisions thereof:

Dated : January 26, 1978
 Lessor : Sing Fong Seid and Kit Fan Seid
 Lessee : Gordon R. Sellars and Karen Sellars
 as disclosed by Assignment of Lease:
 Recorded : February 9, 1978
 Book : M-78
 Page : 2458

The above lease was assigned by instrument:
 To : United States National Bank of Oregon,
 a National Banking association
 Recorded : February 9, 1978
 Book : M-78
 Page : 2459

The lien of the above lease was subordinated by instrument to the lien of the mortgage shown as Exception No. 11

Recorded : February 9, 1978
 Book : M-78
 Page : 2460

13. Lease, including the terms and provisions thereof:

Dated : May 26, 1978
 Recorded : May 1, 1981
 Book : M-81
 Page : 7694
 Between : Sing Fong Seid and Kit Fan Seid
 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:

Mortgagor : E. W. G. Development Company
 Mortgagee : Doris Achor Trustee for the Doris Achor Trust
 Dated : October 7, 1981
 Recorded : October 9, 1981
 Book : M-81
 Page : 18258
 Amount : \$4,000.00
 (Covers Additional Property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 28th day
 of May A.D., 19 93 at 10:49 o'clock AM., and duly recorded in Vol. M93,
 of Deeds on Page 12267.

Evelyn Biehn County Clerk

By Annette Mueller

FEE \$50.00