

WARRANTY DEED

MTC 30281-mk

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 KEN WEI LIN and ANGEL E. R. CHAO, husband and wife, 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 2, block 2, TRACT 1260 - MONTE VISTA RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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

record and those apparent upon the land, if any, as the date of this deed except those of 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 \$ 24,000.00

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 13 day of July, 19 93; 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.

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

Robert J. Mullen
TURNSTONE, INC.

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: _____



STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this
July 13, 19 93, by Robert J. Mullen

_____, president, and by _____
_____, secretary of _____
Turnstone, Inc.

a _____ Oregon corporation, on behalf of the corporation.
Notary Public for Oregon Mary Kenneally
My commission expires: 4/20/96 (SEAL)

TURNSTONE, INC.
2250 RANCH ROAD
ASHLAND, OR 97520

GRANTOR'S NAME AND ADDRESS

KEN WEI LIN and ANGEL E.R. CHAO
1330 DESERT WILLOW LANE
DIAMOND BAR, CA 91765

GRANTEE'S NAME AND ADDRESS

After recording return to:

KEN WEI LIN and ANGEL E.R. CHAO
1330 DESERT WILLOW LANE
DIAMOND BAR, CA 91765

NAME, ADDRESS, ZIP

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

KEN WEI LIN and ANGEL E.R. CHAO
1330 DESERT WILLOW LANE
DIAMOND BAR, CA 91765

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDING USE

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was
received for record on the 19th
day of July, 19 93,
at 11:31 o'clock A M., and recorded
in book M93 on page 17412 or as
file/reel number 64772.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

By Pauline Mullen Recording Officer
Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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07-19-93A11:31 RCVD