

#01040216
WARRANTY DEED

AFTER RECORDING RETURN TO:
HO WAH OF OREGON, INC.
2021 Kimberly Drive
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

CHRISTOPHER ELVERFELD and GRETCHEN ELVERFELD, husband and wife,
hereinafter called GRANTOR(S), convey(s) to HO WAH OF OREGON,
INC., an Oregon corporation, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except:

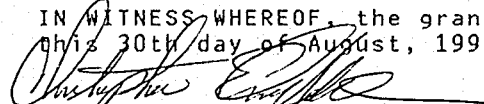
- 1) Covenants, conditions, restrictions, reservations, rights
rights of way and easements of record, if any, and apparent
upon the land.
- 2) City Liens of the City of Klamath Falls, as Improvement
#51, Cards 136 and 135 and 175 and 176.

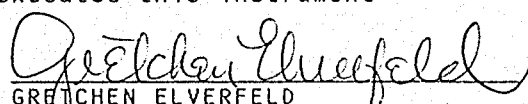
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$370,000.00, as paid by an accommodator pursuant to an IRC 1031
Exchange.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 30th day of August, 1993.


CHRISTOPHER ELVERFELD


GRETCHEN ELVERFELD

STATE OF OREGON, County of Klamath)ss.

On September 1, 1993, personally appeared the above named
CHRISTOPHER ELVERFELD and GRETCHEN ELVERFELD and acknowledged
the foregoing instrument to be their voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997.

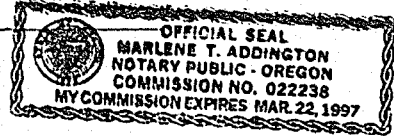


EXHIBIT "A"

22419

PARCEL 1:

Lots 6, 7, 8 and 9, Block 3, STEWART ADDITION, in the County of Klamath, State of Oregon.

PARCEL 2:

All of Lots 15 and 16 and the Westerly 50 feet of Lot 12, Block 4, LENOX ADDITION, in the County of Klamath, State of Oregon.

PARCEL 3:

Lots 13 and 14 and the Easterly 100 feet of Lot 12, Block 4, LENNOX ADDITION, in the County of Klamath, State of Oregon.

CODE 211 MAP 3909-7CA TL 10500
CODE 211 MAP 3909-7CA TL 10600
CODE 211 MAP 3909-7CA TL 3400
CODE 211 MAP 3909-7CA TL 3500
CODE 211 MAP 3909-7CA TL 3200
CODE 211 MAP 3909-7CA t1 3300
CODE 211 MAP 3909-7CA TL 10400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 2nd day
of Sept. A.D., 19 93 at 11:41 o'clock AM., and duly recorded in Vol. M93,
of Deeds on Page 22418.

FEE \$35.00

Evelyn Biehn County Clerk

By *Quentin Neukirch*