

NA 75081

MTC 1396-6834

Vol 94 Page 2824

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

CATHY KING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

WAIYEN YEE

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 2 in Block 14 of NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 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 \$38,912.10

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, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of January, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

CATHY KING

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on _____, 19____,

by CATHY KING, Grantor

This instrument was acknowledged before me on _____, 19____,

by WAIYEN YEEas Grantee

OFFICIAL SEAL
MARY KENNEALLY
NOTARY PUBLIC - OREGON
COMMISSION NO. 914776
MY COMMISSION EXPIRES APR 20, 1996

Mary Kenneally
Notary Public for Oregon
My commission expires 4/20/96

CATHY KING

5729 ALTAMONT DR.

KLAMATH FALLS, OR. 97603

Grantor's Name and Address

WAIYEN YEE

P.O. BOX 1573

KLAMATH FALLS, OR. 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip)

Waiyen YeeP.O. BOX 1573Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

same

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 27th day of Jan, 1994, at 10:13 o'clock A.M., and recorded in book/reel/volume No. M94 on page 2824 and/or as fee/file/instrument/microfilm/reception No. 75081, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME B. Pauline Mulendore TITLE Deputy

Fee \$30.00