

1-174 76016

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Michael Yoon 'a single man

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Hea Rong Yand and Mi Sook Yang

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:

Lot 12 Block 1 Tract No 1069

(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 except contracts, liens, assessments, rules and regulations for irrigation, draingage and sewage, and reservations restriction, easements, and rights of way of record and those apparent on the land.

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 \$3,500.00

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 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 25 day of January, 1994; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Michael Yoon

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

SS.

On January 25, 1994 before me, Ruby J. Salvador

(date)

(name and title of officer)

Notary Public

personally appeared

Michael Myung Yoon

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Notary's Signature



GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr and Mrs. Hea rounq Yang
13536 Smokestone street
Etiwanda, Calif. 91 91739

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

SS.

Filed for record at request of:

on this 14th day of Feb A.D., 19 94
at 11:12 o'clock A.M. and duly recorded
in Vol. M94 of Deeds Page 4849
Evelyn Biehn County Clerk

By Pauline Miller Deputy

Fee, \$30.00

Deputy.