

KNOW ALL MEN BY THESE PRESENTS, THAT DONALD A. DERMNER and HELEN E. DERMNER, hereinafter called the grantor,

for and in consideration hereinafter stated, to grantor paid by 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 improvements and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED WHICH IS MADE A PART BY THIS REFERENCE HEREOF

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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. AND TO DETERMINE ANY To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants, warrants and agrees that grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above grant premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed.

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 \$150,000.00. See ORS 93.020

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 23 day of June, 1994, 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.

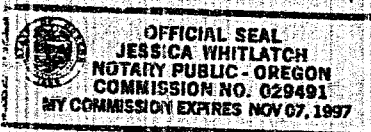
STATE OF OREGON

County of Klamath
June 23, 1994

Personally appeared the above named
DONALD A. DERMNER
HELEN E. DERMNER

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Jessica Whitlatch
Notary Public for Oregon
My commission expires: 11/7/97



DONALD A. DERMNER and HELEN E. DERMNER
10219 CRYSTAL SPRINGS RD
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS
YAN QIAN
16814 CAMP DAY ROAD
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS
YAN QIAN
16814 CAMP DAY ROAD
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP
YAN QIAN
16814 CAMP DAY ROAD
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____
The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____, president, and by _____, secretary of _____, a _____ corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____ (SEAL)

STATE OF OREGON, ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as filed number _____
Record of Deeds of said county.
Witness my hand and seal of County of _____

By _____ Recording Officer
Deputy

21008

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7, Block 48, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Southeasterly 12 feet.

ALSO EXCEPTING THEREFROM the Northeasterly 19.17 feet.

TOGETHER WITH the Easement for ingress and egress more particularly described in Agreement between Klamath Falls, Lodge No. 1106 of Loyal Order of Moose, an Oregon non-profit corporation, and A. M. Collier, dated June 16, 1958, recorded August 25, 1958 in Volume 302, page 432, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 7th day
of July A.D., 19 94 at 11:25 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 21007

Evelyn Biehn - County Clerk

By Quentin M. Henderson

FEE \$35.00