

85700

08-10-94A11:07 RCVD

WARRANTY DEED

Vol M94 Page 24661KNOW ALL MEN BY THESE PRESENTS, That
KLAMATH RIVER ACRES OF OREGON, LTDhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CHARLES AND MARY CHANhereinafter 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 14 BLOCK 24 4th ADDITION to Klamath River Acres, according
to the official plat thereof on file in the records of Klamath County, Oregon.

(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 except easements and restriction of record apparent on the face of the land.

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 \$ 6900.00

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.

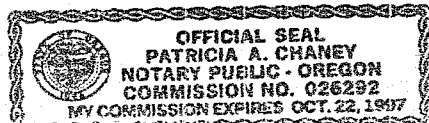
In Witness Whereof, the grantor has executed this instrument this 28 day of July, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

x Benjamin Harris
Benjamin Harris (General Partner to Klamath River Acres)STATE OF OREGON, County of Klamath) ss.

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

by _____

This instrument was acknowledged before me on July 28, 1994,by Benjamin Harrisas General Partner
of Klamath River Acres
Patricia A. Chaney
Notary Public for Oregon
My commission expires 10-22-97
Klamath River Acres of Oregon LTD
P.O. Box 52

Keno, Oregon 97627

Grantor's Name and Address

Charles and Mary Chan

15418 Benfield Ave.

Norwalk, California 97650

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Charles and Mary Chan

15418 Benfield Ave.

Norwalk, California 97650

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

Charles and Mary Chan

15418 Benfield Ave.

Norwalk, California 97650

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,) ss.
County of KlamathI certify that the within instrument was received for record on the 10th day of Aug, 1994, at 11:07 o'clock A.M., and recorded in book/reel/volume No. M94 on page 24661 and/or as fee/file/instrument/microfilm/reception No. 85700, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mullens, Deputy.

Fee \$30.00