

1957

06-23-95A11:03 RCVD

Vol. M95 Page 16529

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.#03043162
AFTER RECORDING RETURN TO:YAN FEI
ZONG LIAN CHEN
75 E. ESCONDIDO VILLAGE
STANFORD, CA 94305UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Filed for record at request of:

Aspen Title & Escrow
on this 23rd day of June A.D. 19 95
at 11:03 o'clock A M. and duly recorded
in Vol. M95 of Deeds Page 16529
Bernetha G. Letsch County Clerk
By [Signature] Deputy.
Fee, \$30.00

JUANITA L. DUBRALL, hereinafter called GRANTOR(S), convey(s) to
YAN FEI and ZONG LIAN CHEN hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:Lot 5, Block 25, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT NO. 2, and Lot 60, Block 79, KLAMATH FALLS FOREST ESTATES
HIGHWAY 66 UNIT, PLAT NO. 4, all in the County of Klamath, State
of Oregon.CODE 36 MAP 3811-4AO TL 1400
CODE 36 MAP 3711-15DO TL 200"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 30.390."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,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
\$4,500.00.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 5th day of May, 1995.

[Signature]
JUANITA L. DUBRALL

STATE OF TEXAS)
County of Kerr) ss.The foregoing instrument was acknowledged before me this 17th
day of May, 1995, by JUANITA L. DUBRALL.Before me: [Signature]
Notary Public for Texas
My Commission Expires: _____