

KNOW ALL MEN BY THESE PRESENTS, That Michael B. Jager and Margaret H. Jager,
husband and wife, and Clark J. Kenyon, a married man
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sung Yeol Choi and
Young Ja Choi, husband and wife
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 1 in Block 10 in Tract 1122, according to the
official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

(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, drainage and
sewage, and reservations, restrictions, 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 \$ 4,250.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole~~ ~~part of the~~ ~~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 26 day of JANUARY, 1996;
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.

(If executed by a corporation,
affix corporate seal)

CALIFORNIA
STATE OF OREGON, } ss.
County of ORANGE
JANUARY 26, 1996

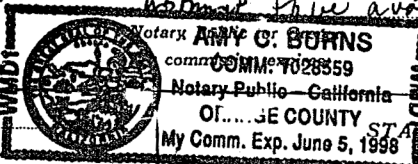
STATE OF OREGON, County of Hawaii) ss.
February 5, 1996

Personally appeared Michael B. Jager and
Margaret H. Jager and
Clark J. Kenyon and
who, being duly sworn,
each for himself and not one for the other, and say that the former is the
president and that the latter is the
secretary of

Personally appeared the above named MICHAEL
A. JAGER + MARGARET H. JAGER
-only
and acknowledged the foregoing instru-
ment to be voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors and each of
them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:
05 June 1998



Before me:
and acknowledged the foregoing instrument to be its voluntary act and deed.
Notary Public - California
OF SE COUNTY
My Comm. Exp. June 5, 1998

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Basuk + Ellen Sung
3301 Purdue Ave
Los Angeles CA 90066
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
no change
NAME, ADDRESS, ZIP

County of Klamath
I certify that the within instru-
ment was received for record on the
8th day of Feb, 1996,
at 1:11 o'clock P. M., and recorded
in book M96 on page 3727 or as
file/reel number 13132,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Bernetha G. Letson, Co. Clerk
Recording Officer
FEE: \$30.00 By Spittle Treche Deputy