

APR 3 1996
WARRANTY DEED

MTC 37475HF

EDWARD K. SHIN and LISA J. SHIN,
Grantor(s) hereby grant, bargain, sell and convey to:

MAHENDRA PATEL,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

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

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

A DEED OF TRUST RECORDED ON FEBRUARY 5, 1993 IN VOL M93, PAGE 2694 in the Microfilm Records of Klamath County, Oregon wherein the beneficiary is David Hyun. The beneficial interest under said Trust Deed was assigned by instrument recorded October 11, 1995 in Vol. M95, page 27399 in the Microfilm Records of Klamath County, Oregon. THE GRANTEE HEREIN DOES HEREBY AGREE TO ASSUME AND TO PAY THIS OBLIGATION IN FULL.

and the 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.

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 30.930.

The true and actual consideration for this conveyance is \$ 932,008.35.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 11 MAIN STREET, KLAMATH FALLS, OR 97601

Dated this 28th day of March, 1996

Edward K. Shin
EDWARD K. SHIN

Lisa J. Shin
LISA J. SHIN

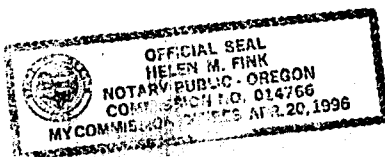
NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. March 28 19 96
COUNTY OF KLAMATH

Personally appeared the above named

EDWARD K. SHIN AND LISA J. SHIN

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:

Helen M. Fink
Notary Public for OREGON

My commission expires 4/20/96

(seal)

ESCROW NO. MT37475-HF

Return to:

MAHENDRA PATEL
11 MAIN STREET
KLAMATH FALLS, OR 97601

96 APR -3 P151

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1

Lots 1, 2, 3, 4, 5, and 6 in Block 25 of ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also that part of vacated Maple Alley adjoining Lot 6 in Block 25 of said Original Town of Klamath Falls (formerly Linkville), Oregon, and all that portion of Lot 1 of Block 26, said Original Town of Klamath Falls, (formerly Linkville), lying Easterly of Conger Avenue. EXCEPTING from the above described property that portion thereof conveyed by Edward A. Dunham, et ux, to the City of Klamath Falls, Oregon, by deed recorded on page 107 of Volume 123 of Deeds, Records of Klamath County, Oregon.

Lot 7 in Block 25 of ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), and that portion of vacated Maple Alley adjacent to said Lot 7 on the West and that portion of Lot 4, Block 26, Original Town of Linkville (now Klamath Falls) lying between said portion of vacated Maple Alley and the Easterly line of Conger Street, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING from the above described property all that portion thereof conveyed to the State of Oregon by Deed recorded on page 193 of Volume 283 of Deeds, Records of Klamath County, Oregon.

PARCEL 2

Lots 8 and 9 in Block 25 of ORIGINAL TOWN OF KLAMATH FALLS (formerly Linkville), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING that part in Deed Book 283, page 193, Deed Records of Klamath County, Oregon.

ALSO all that portion of South one-half of vacated Pine Street adjoining the above described property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 3rd day
of April A.D., 19 96 at 1:51 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 9389.

FEE \$35.00

By Bernetha G. Letsch, County Clerk