

24389

WARRANTY DEED

Vol. ma6 Page 27845

J.K. DEVELOPMENT COMPANY, an Oregon Corporation,
 Grantor(s) hereby grant, bargain, sell and convey to:
 FRANK Y. LAM and BONNIE A. WONG, with the rights of survivorship,
 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:

Lot 17 in Block 19 of TRACT NO. 1127, NINTH ADDITION TO SUNSET VILLAGE,
 according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon.

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:
 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 \$ 19,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 2047 LAKESHORE DRIVE, KLAMATH FALLS, OR 97601

Dated this 28 day of AUGUST, 19 96

J.K. DEVELOPMENT COMPANY

BY: [Signature] PRESIDENT
 JOE E. KELLER

NOTARY ACKNOWLEDGEMENT

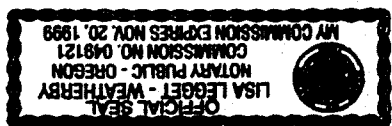
STATE OF OREGON

COUNTY OF KLAMATH

SS. AUGUST 28 19 96

Personally appeared the above named JOE E. KELLER AS PRESIDENT
OF J.K. DEVELOPMENT COMPANY, AN OREGON CORPORATION

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

[Signature]
 Notary Public for OREGON

My commission expires 11/20/99

ESCROW NO. MT38780-LW

Return to:

FRANK Y. LAM
 2047 LAKESHORE DRIVE
 KLAMATH FALLS, OR 97601

STATE OF OREGON,
 County of Klamath SS.

Filed for record at request of:

AmeriTitle
 on this 5th day of Sept A.D., 19 96
 at 3:56 o'clock PM and duly recorded
 in Vol. M96 of Deeds Page 27845.
 Bernetha G Letsch, County Clerk
 By [Signature] Deputy.

Fee, \$30.00

96 SEP -5 P3:56