

37339

Vol. m97 Page 14078

97 MAY -8 AM 1:52



STATE OF OREGON,  
County of Klamath ss.  
WARRANTY DEED  
Filed for record at request of:

AIC NO 03046239  
AFTER RECORDING RETURN TO:  
DONALD MC MUNCHIE  
XIAOYAN SU  
94210 N. Edison #2  
PORTLAND, OR 97203

Aspen Title & Escrow  
on this 8th day of May A.D., 1997  
at 11:52 o'clock A. M. and duly recorded  
in Vol. M97 of Deeds Page 14078  
Bernetha G. Leisch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, \$30.00  
SAME AS ABOVE

By Kathleen Rose Deputy

WILLIAM L. VEST and CAROL JEAN VEST, hereinafter called  
GRANTOR(S), convey(s) to DONALD MC MUNCHIE and XIAOYAN SU,  
husband and wife or the survivor, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

The Northerly 70 feet of Lot 4, Block 23 of the ORIGINAL TOWN  
OF KLAMATH FALLS, OREGON, in the County of Klamath, State of  
Oregon.

CODE 1.1 MAP 3809-32CA TL 100

*JM* "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 AND, a Trust Deed  
dated March 15, 1995 and recorded March 20, 1995, in Book M-95,  
Page 6175, Mortgage Records, Klamath County, OR., in favor of  
Robert W. Adams which Trust Deed the Grantee herein DOES NOT  
agree to assume and pay and Grantor herein holds Grantee herein  
harmless therefrom and Grantor hereby agrees that said Trust  
Deed will be paid in full at the time of, or prior to, the  
payment in full of the All-inclusive Trust Deed in which  
Grantor herein is Beneficiary and Grantee herein is Grantor,  
which All-inclusive Trust Deed is being recorded immediately  
subsequent to the recording of this Deed.,

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  
\$91,500.00.

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, 1997.

William L. Vest Carol Jean Vest  
WILLIAM L. VEST CAROL JEAN VEST

STATE OF OREGON, County of Klamath)ss.

On May 5, 1997, personally appeared WILLIAM L. VEST and  
CAROL JEAN VEST who acknowledged the foregoing instrument to be  
their voluntary act and deed.

Carole A. Dink  
Notary Public for Oregon  
My Commission Expires: August 15, 2000.

