

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LOUIS E. STEWART and MARJORIE L. STEWART, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantors paid by JOE W. CHIN, MARY A. CHIN, and LAI CHUEN CHENG, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto Joe W. Chin and Mary A. Chin, husband and wife, as tenants by the entirety, the heirs of the survivor and their assigns, an undivided one-half interest, and unto Lai Chuen Cheng, a married woman, the other undivided one-half interest therein, her heirs and assigns, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The SE $\frac{1}{4}$ of Section 6, Township 41 South, Range 11 East of the Willamette Meridian,

EXCEPTING THEREFROM Premises described in deed to Marjorie L. Stewart, et al, recorded February 2, 1944 in Deed Book 162 at page 98, Klamath County Deed Records and

ALSO EXCEPTING THEREFROM premises described in Deed to Charles M. Cahan, et ux, recorded August 4, 1950, in Deed Book 241 at page 64, Klamath County Deed Records.

ALSO EXCEPTING THEREFROM that portion lying within the boundaries of the Great Northern Railway right-of-way

SUBJECT TO: easements and rights of way of record or apparent on the land and liens, assessments, regulations, contracts, and statutes for irrigation or drainage purposes.

To Have to Hold the above described and granted premises unto the said Joe W. Chin and Mary A. Chin, as tenants by the entirety, and unto Lai Chuen Cheng, their heirs and assigns forever.

And Grantors hereby covenant to and with Grantees and their heirs and assigns, that Grantors are lawfully seized in fee simple

of the above granted premises, free from all encumbrances, except those above stated, and that Grantors will warrant and forever defend the above granted 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 \$22,000.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the 23rd day of January, 1970.

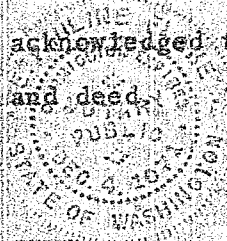
Louis E. Stewart
Louis E. Stewart
Marjorie L. Stewart
Marjorie L. Stewart

STATE OF WASHINGTON

County of Benton

ss

On this 30th day of January, 1970, before me, the undersigned, a notary public for Washington, personally appeared the above named Louis E. Stewart and Marjorie L. Stewart, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



J. Paul D. Doherty
Notary Public residing at Portland
My comm. expires 12-4-71

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Rose, Munns & Chin the 14th day
of July A.D. 19 97 at 3:24 o'clock P. M., and duly recorded in Vol. M97,
of Deeds on Page 21976
Return: Rose, Munns & Chin
1014 Park Pl.
Coronado, Ca. 92118
FEE \$35.00
By Bernetha G. Letsch, County Clerk
Kathleen Rose