

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That LAI CHUEN CHENG, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY A. CHIN, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, her undivided one-half interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The SE1/4 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 and to Hold the same unto the grantee and grantee's heirs, successors, and assigns forever.

And grantor hereby covenants to and with grantee, and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free of all encumbrances, and that grantor will warrant and forever defend the 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 \$32,500.00.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22ND day of October, 1994;

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 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 IN ORS 30.930.

Lai Chuen Cheng
LAI CHUEN CHENG, Grantor.

DEED
Transfer From Grantor To Grantee

LAI CHUEN CHENG

TO

MARY A. CHIN

~~State of Oregon)
County of Klamath) ss.~~

~~I certify that the within instrument was
received for record on the ____ day of
____, 19____, at
____ o'clock ____ M.,
recorded in book ____ on page ____
Record of Deeds of Said County~~

~~Witness my hand and seal of
County affixed.~~

~~By _____ Title
Deputy~~

After recording return to:
MARY A. CHIN
C/O RONALD J. CHIN
ROSE, MUNNS & CHIN
Attorneys at Law
1014 Park Place
Coronado, CA 92118

21980

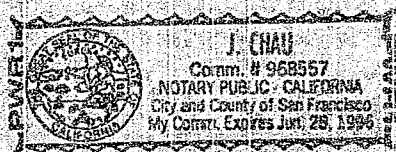
State of California)

CALIFORNIA NOTARY ACKNOWLEDGMENT

County of San Diego)

On before me, J. CHAU., Notary Public, personally appeared LAI CHUEN CHENG, personally known to me OR proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or entity(~~ies~~) upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



J. Chau

10-22-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Rose, Minna & Chin the 14th day
of July A.D., 19 97 at 3:24 o'clock P.M., and duly recorded in Vol. 1897
of Deeds on Page 21979

Bernetha G. Letsch, County Clerk

FEE \$35.00

By

Kathleen Rose