

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That MARY A. CHIN, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL GEORGE CHIN and DELORIS DIANE CHIN, Husband and Wife, in Tenancy by the Entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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 NE1/4 of Section 7, Twp. 41 S., Range 11 E.W.M., excepting therefrom that certain strip conveyed to the Central Pacific Rwy. Co. by deed recorded July 1, 1929, in Deed Book 87 at page 409, Deed Records of Klamath County, Oregon; also excepting that certain strip conveyed to the U.S.A. by deed recorded Dec. 12, 1938, in Deed Book 119 at page 167; and also excepting that certain one-acre tract conveyed to the Standard Oil Co. of California by deed recorded July 23, 1930, in Deed Book 90 at page 484, Records of Klamath County, Oregon; SUBJECT to (1) Acreage and use limitations provided by law; (2) Reservations and limitations contained in patent covering the land; (3) Easements and rights of way of record or apparent on the land; (4) Future assessments for irrigation, drainage and reclamation 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 two hundred forty-nine thousand dollars, and no 00/100 (\$249,000.00).

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 2nd day of January, 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.

Mary A. Chin
MARY A. CHIN, Grantor

DEED
Transfer From Grantor To Grantee:

MARY A. CHIN

TO

DANIEL GEORGE CHIN &
DELORIS DIANE CHIN as
Tenants by the Entirety

After recording return to:
DANIEL CHIN
17817 Cheyne Rd.
Klamath Falls, Oregon 97603

State of Oregon)

) ss.

County of Klamath)

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

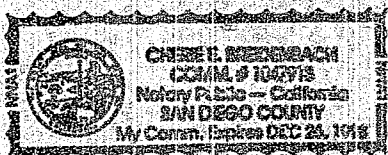
State of California)

County of San Diego)

On January 2, 1998 before me, Cherie E. Breidenbach, Notary Public, personally appeared MARY A CHIN,

☐ personally known to me - OR

☒ proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures on the instrument the persons, or entity(ies) upon behalf of which they acted, if any, executed the instrument.



WITNESS my hand and official seal.

Cherie E. Breidenbach

OPTIONAL

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUALS

☐ CORPORATE OFFICER

Title(s)

- ☐ Partner(s): ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Guardian/Conservator
- ☐ Other: _____

SIGNERS ARE REPRESENTING:

Selves.

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT
WARRANTY DEED

NUMBER OF PAGES

1

DATE OF DOCUMENT

No Other Signers

SIGNER(S) OTHER THAN NAMED ABOVE

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 21981

FEE \$35.00

By Kathleen Rosa Bernetha G. Letsch, County Clerk