

49148

MTC 43146-KA
WARRANTY DEEDVol. M97 Page 38738

VIRGINIA M. LARSEN WHO ACQUIRED TITLE AS
 GROVER R. LARSEN and VIRGINIA M. LARSEN, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to:
 YUEN CHING KOO and JENNIFER S. KOO, husband and wife,
 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 3, Block 3 of TRACT 1021, WILLIAMSON RIVER KNOLL according to the
 official plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon.

TOGETHER WITH an undivided 1/80th interest in the following described
 property: The Easterly 60 feet of that portion of Government Lots 40,
 41, 44 and 45, lying South of the Williamson River Knoll Subdivision and
 North of the Williamson River.

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 \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 7910 SE DIVISION STREET, PORTLAND, OR 97206

Dated this 19 day of November, 1997

Grover R. Larsen
 GROVER R. LARSEN

Virginia M. Larsen
 VIRGINIA (M.) LARSEN
 em.l.

STATE OF Nevada SS. 19 Nov 19 97
 COUNTY OF Clark

Personally appeared the above named Grover R. Larsen +
Virginia M. Larsen

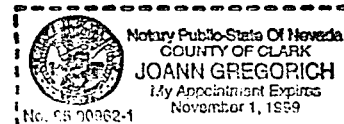
and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Joann Gregorich
 Notary Public for Nevada
 My commission expires 11-1-99

(seal)

ESCROW NO. MT43146-KA



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 25th day
 of November A.D., 19 97 at 3:44 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 38738

FEE \$30.00
 Return: Yuen Ching Koo
 7910 SE Division St.
 Portland, Or. 97206
 By Bernetha G. Letsch, County Clerk
Kathleen Ross