

49148

MTC 43146-KA
WARRANTY DEED

Vol. M97 Page 38738

VIRGINIA M. LARSEN WHO ACQUIRED TITLE AS
GROVER R. LARSEN and VIRGINIA N. 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.

97 NOV 25 P 3:44

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 (N.) LARSEN
(M.)
uml.

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

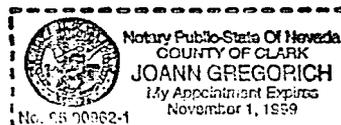
Personally appeared the above named Grover R. Larsen +
Virginia M. Larsen

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 Road