

58606

MTC 42510-LW
WARRANTY DEEDVol. 1298 Page 17387TRUSTEE OF THE EUGENIA W. SPIELMAN TRUST,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

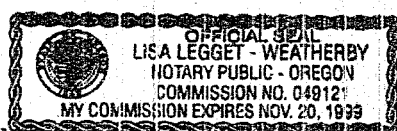
JOSEPH K. WONG and ANNA W. WONG, husband and wife,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 325,000.00.Until a change is requested, all tax statements shall be sent to Grantee at the following address: 804 E. ~~SHIPRESS~~ UNIT B., REDDING, CA 96002
CYRESSDated this 24 day of May, 1998.EUGENIA W.
TRUSTEE OF THE SPIELMAN TRUSTBY: Richard A. Spielman TRUSTEE
RICHARD A. SPIELMANKristine A. Riggs Attorney in FactSTATE OF OregonCOUNTY OF KlamathSS. May 21 1998Personally appeared the above named Kristine A. Riggs
as attorney in fact for Richard A. Spielmanand acknowledged the foregoing instrument to be A voluntary act.

(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for OregonMy commission expires 11/20/99

ESCROW NO. MT42510-LW

Return to:

JOSEPH K. WONG
804 E. ~~SHIPRESS~~ UNIT B.
REDDING, CA 96002

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lots 1, 2 and 3 and that portion of vacated "F" Street lying Northerly and adjacent to said Lot 1, all in Block 1 of SUNNYSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, ALSO together with that portion of vacated 5th Avenue which inured thereto by instrument recorded July 6, 1990 in Volume M90 at page 13366, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

Parcel 2 of Land Partition 52-97 in the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day
of May A.D., 19 98 at 9:46 o'clock A. M., and duly recorded in Vol. M98,
of Deeds on Page 17387.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Ross