

1999 DEC 20 AM 11: 47

MT49954-MG
WARRANTY DEED

Vol M99 Page 49779

STEPHEN J. KELLER and R. SUE KELLER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHANG SHUN HSU and HONG HA HSU, as tenants by the entirety,
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 4 in Block 25 of TRACT 1194, TENTH ADDITION TO SUNSET VILLAGE,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon

ACCT#3909 012DC 06900 KEY#873481

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 195,000.00.

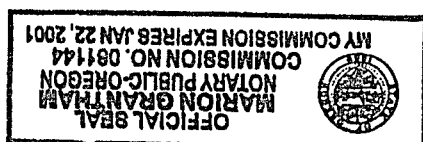
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4341 CALIMESA WAY, KLAMATH FALLS, OR 97603

Dated this 15 day of Dec, 1999.

Stephen J. Keller
STEPHEN J. KELLER
R. Sue Keller
R. SUE KELLER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec. 15, 1999 by
STEPHN J. KELLER AND R. SUE KELLER.



Marion Grantham
(Notary Public for Oregon)
My commission expires 1/22/01

ESCROW NO. MT49954-MG

Return to:
CHANG SHUN HSU
4341 CALIMESA WAY
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 12/20/99, at 11:47 a.m.
In Vol. M99 Page 49779
Linda Smith,
County Clerk Fee \$ 30.00

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