



WARRANTY DEED

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ASPEN TITLE ESCROW NO.: 01052192

AFTER RECORDING RETURN TO:
YUK C. CHU AND KOWK Y. CHU
4833 LARRY PLACE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 01/11/01, at 11:32 a.m.
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Linda Smith,
County Clerk Fee \$ 21.00

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DAVID J. BEARD AND MARY BEARD, hereinafter called GRANTOR(S),
convey(s) and warrants to YUK C. CHU AND KWOK Y. CHU, HUSBAND
AND WIFE, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

LOT 29, BLOCK 1, FIRST ADDITION TO KELENE GARDENS, IN THE
COUNTY OF KLAMATH, STATE OF OREGON.

CODE 41, MAP 3909-15AA, TAXLOT 5000

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$94,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

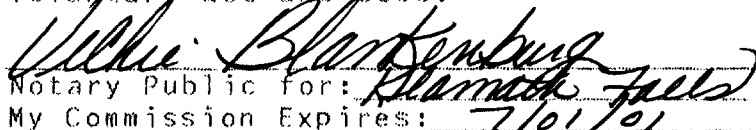
IN WITNESS WHEREOF, the grantor has executed this instrument
this 8th day of January, 2001.


DAVID J. BEARD


MARY BEARD

STATE OF OREGON, County of Klamath)ss.

On January 8, 2001, personally appeared David J. Beard and Mary
Beard who acknowledged the foregoing instrument to be their
voluntary act and deed.


Notary Public for: Klamath Falls
My Commission Expires: 7/01/01

