

2001 JAN 12 PM 3:06



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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01052226

AFTER RECORDING RETURN TO:
R.L. SANDERS AND JANICE B. SANDERS
95 DELL LANE
CRESCENT CITY, CA 95531

State of Oregon, County of Klamath
Recorded 01/12/01, at 3:06 p.m.
In Vol. M01 Page 1485
Linda Smith,
County Clerk Fee \$ 21.00

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

DR. TING KIT TSANG, hereinafter called GRANTOR(S), convey(s) and
warrants to R.L. SANDERS AND JANICE B. SANDERS, HUSBAND AND
WIFE, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

THE NW 1/4 AND N 1/2 OF NW 1/4 OF NE 1/4, N 1/2 OF S 1/2 OF NW
1/4 OF NE 1/4 AND N 1/2 OF N 1/4 OF NE 1/4 OF SW 1/4, SECTION
34, TOWNSHIP 36 SOUTH, RANGE 12 EAST OF THE WILLAMETTE
MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 8 MAP 3612-3400, TAXLOT 300

"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,

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
\$55,500.00, PAID BY AN ACCOMMODATOR PURSUANT TO AN IRC 1031
EXCHANGE.

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 2nd day of JAN, 2001.

16 T. Tung
DR. TING KIT TSANG

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 2nd
day of January, 2001, by TING KIT TSANG

who executed the within instrument and acknowledged to me that
~~they~~ executed the same.

Before me:

Notary Public for

My Commission Expires

LEUNG LIT ON
NOTARY PUBLIC

901 PRESTIGE TOWER
23 NATHAN ROAD, KOWLOON.
HONG KONG.

Hong Kong
is non-expiring.