

01 SEP 10 PM 3:13



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Wen Xu  
1835 Portland St.  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Wen Xu  
1835 Portland St.  
Klamath Falls, OR 97601

Escrow No. K57469B

Title No. K57469B

### STATUTORY WARRANTY DEED

Lyle Stephen Shrifter, Norman Shrifter and June H. Shrifter, as qualified by the following language contained in conveyance "with rights of survivorship, Grantor, conveys and warrants to Wen Xu and Nancy Xu, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Easterly 12 1/2 feet of Lot 19 and the Westerly 25 feet of Lot 20, Block 29, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$50,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 6<sup>th</sup> day of September, 2001.

June H. Shrifter  
June H. Shrifter

Lyle Stephen Shrifter  
Lyle Stephen Shrifter

STATE OF OREGON

County of \_\_\_\_\_ } ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

*attached*

\_\_\_\_\_  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

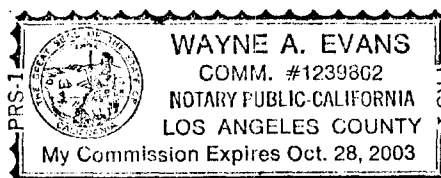
K26

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On September 6, 2001  
before me, Wayne A. Evans  
a Notary Public in and for said State, personally appeared  
JUNE H. SHRIFTER AND LYLE STEPHEN SHRIFTER

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature

*Wayne A. Evans*

(This area for official notarial seal)

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_  
before me, \_\_\_\_\_  
a Notary Public in and for said State, personally appeared \_\_\_\_\_

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 09/10/01 at 2:13 p. m.  
In Vol. M01 Page 45866  
*Linda Smith,*  
County Clerk Fee \$ 26<sup>00</sup>