



MT 59735-KR

Vol M03 Page 09655

State of Oregon, County of Klamath

THIS SPACE R: Recorded 02/18/2003 2:51 p m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

After recording return to:

CHANG SHUN HSU

615 CALIFORNIA AVENUE

KLAMATH FALLS, OR 97601

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

CHANG SHUN HSU

615 CALIFORNIA AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT59735-KR

WARRANTY DEED

JAMES F. BURGESS and JANICE M. BURGESS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

CHANG SHUN HSU and HONG HA THI PHUONG,*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

** as tenants by the entirety,

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:

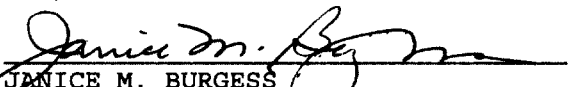
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$86,000.00.

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.

Dated this 14th day of Feb, 2003.


JAMES F. BURGESS


JANICE M. BURGESS

State of Florida
County of Alachua

This instrument was acknowledged before me on Feb 14, 2003 by JAMES F. BURGESS and JANICE M. BURGESS.


(Notary Public)

My commission expires 4-11-05

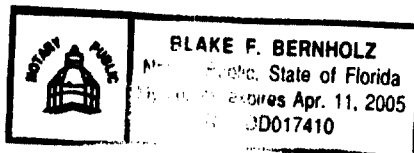


EXHIBIT "A"
LEGAL DESCRIPTION

Lots 9 and 10, Block 103, BUENA VISTA 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, EXCEPT that portion conveyed to State of Oregon, by and through its State Highway Commission recorded July 16, 1958 in Deed Volume 301, page 76, Deed Records of Klamath County, Oregon, more particularly described as follows:

That said parcel being that portion of said Lots 9 and 10 lying Northeasterly of a line which is parallel to and 100 feet Southwesterly of the center line of the Dalles-California Highway as said Highway has been relocated.