

09 SEP 22 PM 3:45

MT62405-KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
LJUN GU  
895 WEST VIEW DRIVE  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 09/22/03 3:45 p m  
Vol M03 Pg 70679  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

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

LJUN GU  
895 WEST VIEW DRIVE  
KLAMATH FALLS, OR 97603

Escrow No. MT62405-KR

WARRANTY DEED

MEL STEWART HOMES, INC., AN OREGON CORPORATION, Grantor(s) hereby grant, bargain, sell, warrant and convey to LJUN GU and LI GUAN, 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 38 in Tract 1344, SEVENTH ADDITION TO NORTH HILLS, <sup>Phase 1</sup> according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Account No.: 3809-036BC-00200-000 Key No.: 885330

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$172,300.00.

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 22nd day of September, 2003.

MEL STEWART HOMES, INC., AN OREGON CORPORATION  
BY: Melvin L. Stewart, President  
MELVIN L. STEWART, PRESIDENT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept. 22, 2003 by MELVIN L. STEWART, PRESIDENT OF MEL STEWART HOMES, INC., AN OREGON CORPORATION.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2003



21.00