

WTC-634487A



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOHNNY W. CHAN

1990 ARLINGTON DRIVE

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 12/12/03 2:24 p.m.

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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:

JOHNNY W. CHAN

1990 ARLINGTON DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT63448-TA

STATUTORY WARRANTY DEED

CHARLES JUSTIN SMITH and SANDRA JEANNE SMITH, as tenants by the entirety, Grantor(s) hereby convey and warrant to JOHNNY W. CHAN and JENNY F. CHAN, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lots 1, 2 and 3, Block 21, MOUNTAIN VIEW 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.

Tax Account No.: 3809-020DD-00800-000

Key No.: 172592

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$250,000.00.

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 11 day of DEC., 2003.

Charles Justin Smith

CHARLES JUSTIN SMITH

Sandra Jeanne Smith

SANDRA JEANNE SMITH

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on December 11, 2003 by CHARLES JUSTIN SMITH and SANDRA JEANNE SMITH.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



21.00 am