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mtc - 69821 stt



State of Oregon, County of Klamath
Recorded 07/13/05 10:52a m
Vol M05 Pg 53486
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

THIS SPACE RESEI

After recording return to:
Yan Qian
1020 Pine Street
Klamath Falls, OR 97601

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

Yan Qian
1020 Pine Street
Klamath Falls, OR 97601

Escrow No. MT69821-SH

STATUTORY WARRANTY DEED

Danny R. Allen and Cynthia L. Allen, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Yan Qian**, 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:

Lot 2 of EMPIRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-035CC-01200-000 Key No: 447653

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 **\$69,500.00**.

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 30 day of June 2005.

Danny R. Allen
Danny R. Allen
Cynthia L. Allen
Cynthia L. Allen

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 30, 2005 by Danny R. Allen and Cynthia L. Allen.



Rosemary Marquez
(Notary Public for Oregon)
My commission expires October 5, 2007

2/10 am