



mtc-70646 PS

**M05-63686**

Klamath County, Oregon

09/07/2005 02:41:03 PM

Pages 2 Fee: \$26.00

After recording return to:

PIN PIN CHEN

2338 35TH AVENUE

SAN FRANCISCO, CA 94116

Until a change is requested all

tax statements shall be sent to

The following address:

PIN PIN CHEN

2338 35TH AVENUE

SAN FRANCISCO, CA 94116

Escrow No. MT70646-PS

Title No. 0070646

SWD

### STATUTORY WARRANTY DEED

an Oregon limited liability company

**PARADISE HILL DEVELOPMENT, L.L.C.**, Grantor(s) hereby convey and warrant to **PIN PIN CHEN and BETTY Y. GAI, as tenants in common**, 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 1 of TROUBADOR TRAIL - TRACT 1360, a resubdivision of Lots 1, 2 and 36 of Tract 1316 - PARADISE HILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3709-03100-02800-000

Key No: 887894

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 **\$109,000.00**.

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 11th day of August, 2005

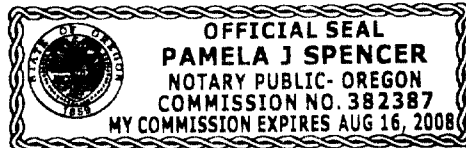
PARADISE HILL DEVELOPMENT, L.L.C.

BY:

L. Frank Goodson  
L. FRANK GOODSON, MEMBER

BY:

Mark R. Wendt  
MARK R. WENDT, MEMBER



State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 11, 2005 by L. FRANK GOODSON as Member of PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company.

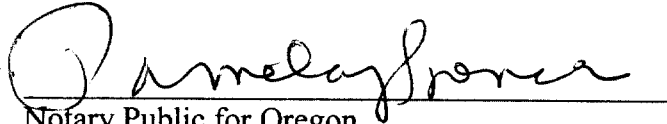
Pamela J. Spencer  
(Notary Public for Oregon)

My commission expires 8/16/2008

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STATE OF OREGON  
COUNTY OF KLAMATH

This instrument was acknowledged before me on August 11, 2005, by  
Mark R. Wendt, as Member of PARADISE HILL DEVELOPMENT, L.L.C., an Oregon  
limited liability company.



Notary Public for Oregon

My commission expires: 8/16/2008

