

**M05-67103**

Klamath County, Oregon

10/21/2005 11:02:00 AM

Pages 1 Fee: \$21.00

After Recording Return to:

**LIN LIHHWA CHEN**

438 W. Naomi Ave  
Arredia, CA 91007

Until a change is requested all tax statements

Shall be sent to the following address:

**LIN LIHHWA CHEN**

Same as above

**WARRANTY DEED**

(INDIVIDUAL)

ATE-62442AF

**JAMES MICHAEL SWEET JR and DESIREE SWEET**, herein called grantor, convey(s) to **LIN LIHHWA CHEN**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 8, Tract No. 1332, SCENIC VALLEY, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE 162 MAP 3910-009AA TL 01400 KEY# 885444**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$532,000.00**.  
(here comply with the requirements of ORS 93.930)

**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 October 19, 2005.

JAMES MICHAEL SWEET JR

DESIREE SWEET

STATE OF OREGON, County of **Klamath**) ss.

On October 20, 2005 personally appeared the above named **JAMES MICHAEL SWEET JR and DESIREE SWEET** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062442

Before me: Adrien Fleeck  
Notary Public for Oregon  
My commission expires: 12-3-06

Official Seal



\$21-A