



After recording return to:  
Jason Denny  
1038 Main Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Jason Denny  
1038 Main Street  
Klamath Falls, OR 97601

File No.: 7021-685163 (SAC)  
Date: November 11, 2005

**M05-69903**

Klamath County, Oregon  
11/28/2005 12:04:19 PM  
Pages 2 Fee: \$26.00

## STATUTORY WARRANTY DEED

**Jun Yang and Yan Liang**, Grantor, conveys and warrants to **Jason Denny**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The Easterly 52 feet of Lot 11 Block 49 Nichols 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, SAVING AND EXCEPTING the Southerly 7 feet of the above described property conveyed to the City for alley purposes.**

**This property is free from liens and encumbrances, EXCEPT:**

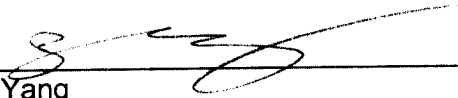
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

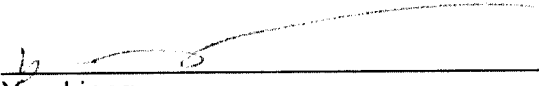
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$245,000.00**. (Here comply with requirements of ORS 93.030)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

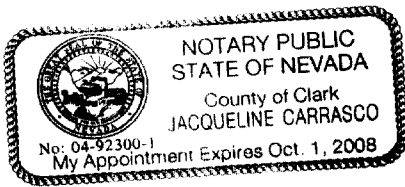
26-F

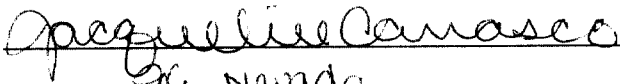
  
\_\_\_\_\_  
Jun Yang

  
\_\_\_\_\_  
Yan Liang

STATE OF ~~Oregon~~ <sup>gc</sup> Nevada )  
County of ~~Klamath~~ <sup>gc</sup> Clark ) ss.

This instrument was acknowledged before me on this 23<sup>rd</sup> day of November, 2005  
by **Jun Yang and Yan Liang**.



  
\_\_\_\_\_  
<sup>gc</sup> Nevada  
Notary Public for ~~Oregon~~  
My commission expires: October 1, 2008