



MTC-72975

M06-00049

Klamath County, Oregon

01/03/2006 03:10:23 PM

Pages 1 Fee: \$21.00

After recording return to:

Chang Shun Hsu

4341 Calimesa Way

Klamath Falls, OR 97603

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

Chang Shun Hsu

4341 Calimesa Way

Klamath Falls, OR 97603

Escrow No.

SPECIAL WARRANTY DEED

Juan C. Gilfuentes, Grantor(s) hereby grant, bargain, sell, warrant and convey to

CHANG SHUN HSU

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 16 in Block 12, STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-007BD-05000-000 Key #R536085

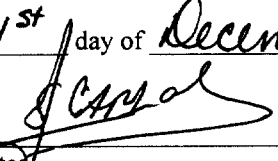
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is partial payment for that Trust Deed securing a Promissory Note dated July 12, 2005 and recorded in Volume M05, Page, Microfilm Records of Klamath County, Oregon. 65224

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.

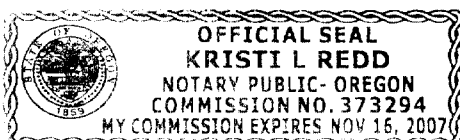
Dated this 21st day of December, 2005.



Juan C. Gilfuentes

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec. 21, 2005 by Juan C. Gilfuentes





(Notary Public for Oregon)

My commission expires 11/16/2007

21.00