

M06-07162

Klamath County, Oregon

04/12/2006 03:21:12 PM

Pages 2 Fee: \$26.00

Order No. _____

Escrow No. _____

Loan No. _____

WHEN RECORDED MAIL TO GRANTEE: and send taxes.
Wangping Sun

2001 Park Ave., Klamath Falls, OR 97601

1650304 State of Oregon

APN: _____

1st 775042
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Cendant Mobility Relocation Company, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wangping Sun

Hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that the grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 299,900.00. In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 4 day of April, 2006 if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 DETERMINE ANY LIMITS ON LAWSUITES AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

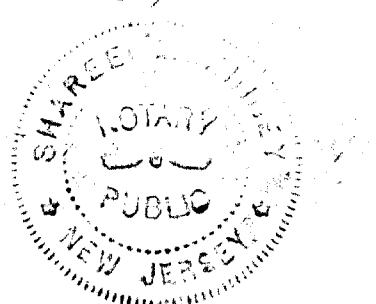
Mary Jell
Cendant Mobility Relocation Company BY Mary Jell
AUTHORIZED SIGNATORY OF
LANDWAY SETTLEMENT SERVICES COMPANY
AS ATTORNEY-IN-FACT.

STATE OF New Jersey
COUNTY OF Burlington SS.

On April 4, 2006 before me, Sharee McKinney, personally appeared, Mary Jell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Sharee McKinney My Commission Expires: _____



SHAREE MCKINNEY
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 2/24/2010

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CENDANT File No. 1650304

Property Address: 2001 Park Avenue, Klamath Falls, OR 97601

EXHIBIT "A"

PARCEL 1:

Lots 13, 14, 15 in Block 14 of MOUNTAIN VIEW 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.

PARCEL 2:

Lot 16 in Block 14 of MOUNTAIN VIEW 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. EXCEPTING THEREFROM that portion of said property lying below a depth of five hundred (500) feet measured vertically from the contour of the surface thereof; provided, however, that said grantor its successors and assigns shall not have the right for any and all purposes to enter upon, into or through the surface or portion of said property lying above 500 feet, measured vertically from the contour of the surface of said property; as set forth in warranty deed from Oregon, California and Eastern Railroad Company, a corporation, recorded July 3, 1974 in Volume M74 Page 8233, deed records of Klamath County, Oregon.

Tax Parcel Number: 174215 and 174242