

**M06-11102**

Klamath County, Oregon

06/01/2006 12:01:14 PM

Pages 2 Fee: \$26.00



After recording return to:  
The Eddie and Tuen Chun Family  
Trust  
1265 State Street  
El Centro, CA 92243

Until a change is requested all tax statements  
shall be sent to the following address:  
The Eddie and Tuen Chun Family Trust  
1265 State Street  
El Centro, CA 92243

File No.: 7021-816680 (DMC)  
Date: May 10, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Paradise Hill Development, LLC, Grantor, conveys and warrants to Eddie Mar Chun, Trustee and Tuen Lam Chun, Trustee of The Eddie and Tuen Chun Family Trust as to an undivided one-half interest and Jose Loo, Trustee of The Survivo's Trust as to an undivided one-half interest, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**Lot 53 in Tract 1475 - GRAY ROCK PHASE 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**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.

The true consideration for this conveyance is **\$199,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 25 day of May, 2006.

Paradise Hill Development, LLC



By: Mark Wendt, Member




By: L. Frank Goodson, Member

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 25 day of May, 2006 by Mark Wendt and L. Frank Goodson as Members of Paradise Hill Development, LLC, on behalf of the Limited Liability Corporation.



  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009