



After recording return to:
Eric W. Wold
801 Delta Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Eric W. Wold
801 Delta Street
Klamath Falls, OR 97601

File No.: 7021-1087006 (DMC)
Date: August 02, 2007

2007-013944

Klamath County, Oregon



08/07/2007 03:22:46 PM

Fee: \$31.00

THIS SPAC

STATUTORY WARRANTY DEED

Manuel Cruz and Suzanne Cruz, as tenants by the entirety, Grantor, conveys and warrants to **Eric W. Wold as to an undivided 24.40% and Qing Chen as to an undivided 75.60% as tenants in common.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2007-2008** Taxes, a lien not yet payable.
2. 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 **\$97,500.00**. (Here comply with requirements of ORS 93.030)

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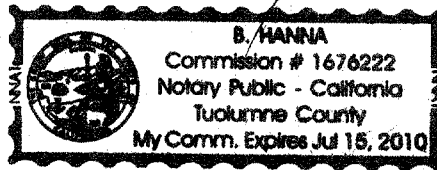
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 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 3rd day of August, 2007.

Manuel Cruz
Manuel Cruz

Suzanne Cruz
Suzanne Cruz

STATE OF California)
County of Tuolumne) ss.



This instrument was acknowledged before me on this 3rd day of August, 2007 by **Manuel Cruz and Suzanne Cruz.**

B. Hanna

Notary Public for First American Title
My commission expires: 7-15-2010

EXHIBIT A

LEGAL DESCRIPTION:

A portion of Lots 4 and 5 Block 2 Fairview No. 2 (also being known as Fairview Addition No. 2) to the City of Klamath Falls, Oregon, more particularly described as follows:

Commencing at the Northeasterly corner of Lookout and Delta Streets in the City of Klamath Falls, which is the Southwesterly corner of Lot 4 Block 2 Fairview No. 2 Addition to the City of Klamath Falls, Oregon, and which is the point of beginning; thence running Easterly along the Southerly line of said Lot 4 and parallel to Delta Street a distance of 60 feet; thence at right angles running in a Northerly direction and parallel with Lookout Street crossing Lot 4 and a portion of Lot 5 a distance of 80 feet; thence at right angles running in a Westerly direction and parallel with the Northerly line of Lot 5 and parallel to Delta Street a distance of 60 feet to the intersection of said line with Delta Street which is the Westerly boundary of said Lot 5; thence at right angles and running in a Southerly direction parallel with Lookout Street and along the Westerly boundary of Lots 5 and 4 aforesaid a distance of 80 feet to the point of beginning.