

2009-013361

Klamath County, Oregon



00073960200900133610020024

10/14/2009 08:45:05 AM

Fee: \$42.00

AFTER RECORDING PLEASE RETURN TO:
Oswald & Yap LLP
16148 Sand Canyon Avenue
Irvine, California 92618
Attn: Calvin Yap

MAI TAX STATEMENTS TO:
Steve Kyung Chang Hwan
20 Salerno
Irvine, California 92614

STATUTORY WARRANTY DEED

For valuable consideration of Ten Dollars and No Cents (\$10.00), and other good valuable consideration, the undersigned, **Hyun Ok Hwan**, hereinafter referred to as Grantor, hereby conveys all rights and warrants the title in the following described real estate to **Steve Kyung Chang Hwan, a single man as his sole and separate property**, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: North half, South half, Northwest quarter, Southwest quarter, and the Southwest quarter, Northeast quarter, Southwest quarter of Section 17, Township 35 South, Range 12 East of the Willamette Meridian.

Situated in the County of **Klamath** in the state of **Oregon**.

The Grantee accepts the real estate in "as is" condition and where presently located including any improvements, structures, easements, or encumbrances. The Grantor makes no representation about the suitability of the real estate for a particular purpose or the conditions therein. The Grantee has had an opportunity for due diligence and is purchasing this property based on Grantee's judgment and inquiry.

If a court of competent jurisdiction finds any provision, clause, or section of this document to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision, clause, or section illegal, invalid, or unenforceable as to any other circumstance. If feasible the offending provision, clause, or section shall be considered modified so that it shall become legal, valid, and enforceable. If the offending provision, clause, or section cannot be so modified, it shall be considered deleted from this document. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision, clause, or section this document shall not affect the legality, validity, or enforceability of any other provision, clause, or section of this document.

This executory contract represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the Parties. There are no unwritten oral agreements between the Parties.

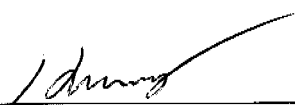
JURISDICTION AND VENUE

If litigation is necessary to enforce this agreement, the jurisdiction shall be a court of proper jurisdiction in Orange County pursuant to the laws of California in force on the date of signing. The prevailing party shall be entitled to all legal costs, including but not limited to; court costs, attorney's fees, service fees, filing fees and all other costs associated with litigation.

APPLICABLE LAW

This Agreement and the rights and obligations of the parties hereunder shall be governed by and interpreted, construed and enforced in accordance with the laws of the State of California (regardless of the choice of law principles of California or of any other jurisdiction).

Witness my hand this 26 day of August, 2009.


Hyun Ok Hwan

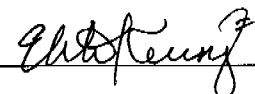
ACKNOWLEDGMENT

STATE OF CALIFORNIA }
 } ss.
COUNTY OF ORANGE }

On August 26, 2009, before me Elite Yeeyan Keung, a notary public, personally appeared Hyun Ok Hwan, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

