

56677

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M85 Page 20888

KNOW ALL MEN BY THESE PRESENTS, That MERLE D. YOUNG  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HUNG TAN NGUYEN,  
and PHUC HONG NGUYEN, husband and wife,  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and  
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A".

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said 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

grantor will warrant and forever defend the said 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 \$125,000.00  
and that

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.  
In Witness Whereof, the grantor has executed this instrument this 23rd day of December, 1985;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

MERLE D. YOUNG

STATE OF OREGON,  
County of Klamath  
December 23, 1985

Personally appeared the above named  
Merle D. Young  
and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

NOTARY PUBLIC  
Sharon D. McNelly  
Notary Public for Oregon  
My commission expires: 11-3-86

MERLE D. YOUNG

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_ who, being duly sworn,  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.  
Before me:

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

GRANTOR'S NAME AND ADDRESS  
Mr. and Mrs. Hung Tan Nguyen  
3863 Rio Vista  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
ZAMSKY & BELCHER  
601 Main Street, Suite 204  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP  
Mr. and Mrs. Hung Tan Nguyen  
3863 Rio Vista  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.

STATE OF OREGON,  
County of \_\_\_\_\_ ) ss.  
I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
at \_\_\_\_\_ o'clock M., and recorded  
in book/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as document/fee/file/  
instrument/microfilm No. \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_  
NAME TITLE

EXHIBIT "A" to WARRANTY DEED

20889

All that portion of the W $\frac{1}{4}$  of the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, beginning on the Southerly right of way line of the Dalles-California Highway which bears South 0° 13' West a distance of 30 feet and thence South 89° 53' West a distance of 695.5 feet from the center of Section 2; thence said point of beginning being the Northeast corner of the property herein described; thence South 0° 13' West 125 feet; thence South 89° 53' West 75 feet; thence North 0° 13' East 125 feet; thence North 89° 53' East 75 feet to the place of beginning.

All that portion of W $\frac{1}{4}$  of E $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Southerly right of way line of the Dalles-California Highway which bears South 0° 13' West a distance of 30 feet and South 89° 53' West a distance of 770.5 feet from the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian to the Northeast corner of the property herein described; thence South 0° 13' West 125 feet; thence South 89° 53' West 75 feet; thence North 0° 13' East 125 feet; thence North 89° 53' East 75 feet to the place of beginning.

SAVE AND EXCEPTING that part of the above described tracts conveyed to the State of Oregon Highway Commission by deed recorded December 20, 1963 in Book 350 at page 28, Deed Records.

SUBJECT TO:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of December A.D., 19 85 at 3:11 o'clock P M., and duly recorded in Vol. M85  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 20888

FEE \$9.00

Evelyn Biehn  
By \_\_\_\_\_

County Clerk  
*[Signature]*