

Aspen 32142-5
WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
THANH THIEN TRUONG
3707 DIAMOND STREET
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LINDA CHERYL TEJADA hereinafter called grantor, convey(s) to
THANH THIEN TRUONG all that real property situated in the County
of KLAMATH, State of Oregon, described as:

LOTS 5 AND 6, BLOCK 42, BUENA VISTA ADDITION TO THE CITY OF
KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) CONDITIONS,
RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF BUENA VISTA
ADDITION, 2) REGULATIONS INCLUDING LEVIES, LIENS AND UTILITY
ASSESSMENTS OF THE CITY OF KLAMATH FALLS., 3) RESERVATIONS,
INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET FORTH IN DEED
FROM CALIFORNIA OREGON POWER COMPANY, RECORDED MARCH 20, 1944
IN BOOK 163 AT PAGE 307, DEED RECORDS, TO WIT: "...this
conveyance is made subject to rights of way for water mains and
electric pole and wire line now in place on said premises.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$12,000.00,
\$12,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of APRIL, 1988.

Linda Cheryl Tejada
LINDA CHERYL TEJADA

STATE OF OREGON, County of KLAMATH)ss.

April 27, 1988.

Personally appeared the above named LINDA CHERYL TEJADA and
acknowledged the foregoing instrument to be HER voluntary act
and deed.

Before me: *Landra Henderson*
Notary Public for OREGON
My Commission Expires: 07/23/89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day
of April A.D. 19 88 at 3:44 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 6669.

FEE \$10.00

Evelyn Diehn County Clerk

By *George J. McCaskey*