

KNOW ALL MEN BY THESE PRESENTS, That

Bradford J. Aspell and Susan E. Aspell, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Tuan A. Nguyen and Tuyet-Mai T. Nguyen, husband and wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 28 in Block 1 of BELLA VISTA - TRACT 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3507 007DD 02300

189 SEP 29 PM 12 48

MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances all those of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 26,000.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 14 day of August, 1989; 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.

Bradford J. Aspell
Bradford J. Aspell

Susan E. Aspell
Susan E. Aspell

STATE OF OREGON,
County of Klamath) ss.
Sept 14, 19 89

STATE OF OREGON, County of) ss.
19

Personally appeared _____ and

Personally appeared the above named
Bradford J. Aspell and
Susan E. Aspell

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

_____ and acknowledged the foregoing instrument
to be their voluntary act and deed.

_____, a corporation,
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 behalf 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL) *Evelyn Biehn*
Notary Public for Oregon
My commission expires: 6-16-92

Bradford J. Aspell and Susan E. Aspell
122 S. 5th St.

Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Tuan A. Nguyen and Tuyet-Mai T. Nguyen
590 Fairfield Rd

Simi Valley, CA 93065
GRANTEE'S NAME AND ADDRESS

Tuan A. Nguyen and Tuyet-Mai T. Nguyen
590 Fairfield Rd

Simi Valley, CA 93065
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Tuan A. Nguyen and Tuyet-Mai T. Nguyen
590 Fairfield Rd

Simi Valley, CA 93065
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 20th
day of Sept., 19 89,
at 12:48 o'clock P. M., and recorded
in book M89 on page 17735 or as
file/reel number 5439,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By *Pauline Muelendore* Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY