

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

RAYMOND J. FINNEGAN and KAREN A. FINNEGAN

convey(s) to HUNG TAN NGUYEN and PHUC HONG NGUYEN, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 14, Block 9, SIXTH ADDITION TO SUNSET VILLAGE, in the County of
Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Sixth Addition to Sunset Village.
2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record, recorded June 29, 1973 in Book M-73 at Page 8283.
3. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
5. Regulations, including levies, liens, assessments, rights of way and **

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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
easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, Book M-83 Page 8062 and per Ordinance No. 30, *
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 \$ 56,000.00. *However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of} the consideration (indicate which) * (Delete between symbols, if not applicable. See ORS 93.030)

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 21 day of December,

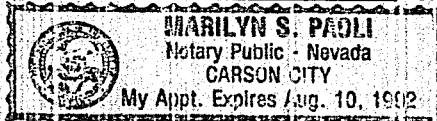
19 89.

***recorded May 30, 1986, Book M-86,
Page 9346 and per Ordinance NO. 31,
recorded January 6, 1988 in Book M-38
Page 207.

NEVADA

STATE OF OREGON, County of CARSON CITY)ss.12-21, 19 89.

Personally appeared the above named RAYMOND FINNEGAN
+ KAREN FINNEGAN and acknowledged the foregoing
instrument to be a voluntary act and deed.



Before me:

Marilyn S. Paoli
Notary Public for Nevada
My Commission Expires: 8-10-92

Raymond J. & Karen A. Finnegan
1980 Applegate Way
Carson City, NV 89706

GRANTOR'S NAME AND ADDRESS

Klamath Trust Federal S & B
540 Main St.
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Hung Tan & Phuc Hong Nguyen
3040 Rio Vista Way
Klamath Falls OR 97603

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of Dec., 1989, at 3:16 o'clock P. M., and recorded in book/reel/volume No. M89 on page 24768 or as document/fee/file/instrument/microfilm No. 9391, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Muehlendore Deputy

Fee \$8.00

89 DEC 22 PM 3 16