

23288

WARRANTY DEED

LAP NGUYEN

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KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH DAVID DAUSTER AND BETTY J. DAUSTER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 62 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Account No. 141-3809-36CD-3400

Assessors Key No. 452771

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 except those of record and apparent to the land

and that

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 \$ 53,000.00.

¹ However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). ¹ (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 3rd day of December, 19 90; 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.

STATE OF OREGON

County of Klamath ss.
December 3, 19 90.

Lap Nguyen

Personally appeared the above named _____

LAP NGUYEN

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

Before me:

Notary Public for Oregon

My commission expires: 7-6-94

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this

_____, 19 _____, by _____,

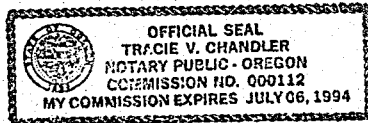
_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)



Lap Nguyen
3117 Burke St
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS
Ralph David & Betty J. Dauster
1511 Carlson Dr.
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath First Federal S+L
240 Main St
Klamath Falls OR 97601
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 4th day of Dec., 19 90, at 1:22 o'clock P M., and recorded in book M90 on page 24044 or as file/reel number 23288. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pauline Mueller Deputy
Recording Officer

Fee \$28.00