

KNOW ALL MEN BY THESE PRESENTS, That

Hung Tan Nguyen and Phuc Hong Nguyen, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael Patzke and Dolores Patzke, as tenants by the entirety as to an undivided 1/3 *** , 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:

***interest and Annie J. Patzke, as to an undivided 1/3 interest and Patricia A. Barney, as to an undivided 1/3 interest.

SEE LEGAL DESCRIPTION ON REVERSE OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 ALL THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED 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 \$ 132,740.00. 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). (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 5th day of February, 19 91; 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.
February 5th, 19 91

Personally appeared the above named
Hung Tan Nguyen
Phuc Hong Nguyen

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

Before me:

Notary Public for Oregon

My commission expires

Dana M. Nielsen
DANA M. NIELSEN
NOTARY PUBLIC-OREGON
My Commission Expires 1/30/94

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)

Hung Tan Nguyen & Phuc Hong Nguyen
3863 Rio Vista Way
Klamath Falls, OR 97603-7726

GRANTOR'S NAME AND ADDRESS

Michael Patzke, et al.

4706 So. Sixth St.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MTC NO: 24903-DN

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of the W1/2 of the NE1/4 of the SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, beginning on the Southerly right of way line of the Dalles-California Highway which bears South 0 degrees 13' West a distance of 30 feet and thence South 89 degrees 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 degrees 13' West 125 feet; thence South 89 degrees 53' West 75 feet; thence North 0 degrees 13' East 125 feet; thence North 89 degrees 53' East 75 feet to the place of beginning.

All that portion of the W1/2 of the E1/2 of the SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point on the Southerly right of way line of the Dalles-California Highway which bears South 0 degrees 13' West a distance of 30 feet and South 89 degrees 53' West a distance of 770.65 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 degrees 13' West 125 feet; thence South 89 degrees 53' West 75 feet; thence North 0 degrees 13' East 125 feet; thence North 89 degrees 53' East 75 feet to the place of beginning.

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 5th day
of Feb. A.D., 19 91 at 2:08 o'clock P.M., and duly recorded in Vol. M91,
of Deeds on Page 2257.

Evelyn Biehn - County Clerk

By Pauline Mullins

FEE \$33.00