

43960

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Tuyen Nguyen and Hoi Vu Nguyen

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jon R. Lowrance and Willard Lowrance, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 21, Block 21, in Mt. Scott Meadows Subdivision, Tract No. 1027, in the County of Klamath, State of Oregon, as per map recorded in the office of the County Recorder of said County.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

None

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 \$1.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 6th day of April, 1992; 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.

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.

STATE OF ~~OREGON~~ IDAHO) ss.
County of ADA
April 6, 1992

Personally appeared the above named
Tuyen Nguyen and Hoi Vu Nguyen

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: April 3, 1998

STATE OF OREGON, County of) ss.
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Personally appeared 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

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:

(If executed by a corporation, affix corporate seal)

Tuyen Nguyen & Hoi Vu Nguyen
Box 4296

Boise Idaho 83711

GRANTOR'S NAME AND ADDRESS
Jon R. Lowrance & Willard

Box 15523
Boise Idaho 83709

GRANTEE'S NAME AND ADDRESS

After recording return to:
Jon R. Lowrance & Willard Lowrance

Box 15523
Boise ID 83709

NAME, ADDRESS, ZIP

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

Box 15523
Boise ID 83709

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 23rd day of April, 1992, at 3:45 o'clock P.M., and recorded in book/reel/volume No. M92 on page 8788 or as fee/tile/instrument/microfilm/reception No. 43960 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Paul M. Mendenhall Deputy

Fee \$30.00