

WARRANTY DEED\

KNOW ALL MEN BY THESE PRESENT, That Bill Johnson, a single person and Deano Johnson, a single person hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Alexander Nguyen, 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:

LOTS 3, 4, 5, AND 6 IN BLOCK 30, CITY OF MALIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO CONDITIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD AND THOSE APPARENT UPON THE LAND

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantors hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantors is lawfully seized in fee simple of the above granted premises, free, from all encumbrances, 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, dated in terms of Dollars, is \$10.00 and other good and valuable consideration

Un Construing this Deed, where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantors have executed this instrument this ____ day of ____, 19____, "if a corporate grantors, it has cause its name to be signed and sealed effect 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 DEPARTMENTS TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

Bill Johnson
Deano C. Johnson

Return: Alexander Nguyen
P.O. Box 81
Malin, Or. 97632

STATE OF OREGON

COUNTY OF KLAMATH

Before me, a Notary Public for the State of Oregon, County of Klamath, on this 17th
 day of March, 1995, personally appeared Bill Johnson (John W. Johnson)
 and Deane Johnson (Deane Johnson) who, being duly sworn, each for himself
 and not one for the other, did say that the former is true and correct and that they executed
 same on this 17th day of March, 1995.

Before me,

Notary Public

My commission expires August 14th, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Alexander Nguyen the 24th day
 of March A.D., 19 95 at 11:50 o'clock A M., and duly recorded in Vol. M95
 of Deeds on Page 6988

FEE \$35.00

By Jeannette L. Turner
 Bernetha G. Letsch, County Clerk