

WARRANTY DEED

MTCT30014103
 HUNG TAN NGUYEN and PHUC THI NGUYEN, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey
 JEFFREY BRADFORD and ANGELA ZIEG, with the rights of survivorship,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of KLAMATH and State of Oregon, to wit:

Lot 3 in Block 14, TRACT NO. 1070, SIXTH ADDITION TO SUNSET VILLAGE,
 according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:
 and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 109,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 3863 RIO VISTA, KLAMATH FALLS, OR 97603

Dated this 20 day of November, 1995.

Hung Tan Nguyen
 HUNG TAN NGUYEN

Phuc Thi Nguyen
 PHUC THI NGUYEN

NOTARY ACKNOWLEDGEMENT

STATE OF WASHINGTON ss. Nov 20 19 95

COUNTY OF CHWARK

Personally appeared the above named HUNG TAN NGUYEN and

Phuc Thi NGUYEN

and acknowledged the foregoing instrument to be A voluntary act.

Before me:

David Austen

Notary Public for STATE OF WASHINGTON

My commission expires June 17, 1997

(seal)

Return to:
 JEFFREY BRADFORD
 3863 RIO VISTA
 KLAMATH FALLS, OR 97603

DAVID AUSTEN
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION EXPIRES
 JUNE 17, 1997

31827

KNOW ALL MEN BY THESE PRESENTS
THAT I, MOUNTAIN TITLE COMPANY
DO hereby certify that the within and
above described premises are

THE STATE OF OREGON
COUNTY OF KLAMATH
SINGLE OF MOUNTAIN TITLE
COMPANY
DO hereby certify

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 21st day
of November A.D., 19 95 at 10:57 o'clock AM., and duly recorded in Vol. M95
of Deeds on Page 31826.

By Bernetha G. Letsch, County Clerk
Annette Mueller

FEE \$35.00

COPIES OF DEED
MADE OF RECORD
MOUNTAIN TITLE COMPANY

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