WARRANTY DEED

MTC 200405

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.
	Hunganganger/
	HUNG TAN NGUPEN
	Phucksong Nguyer
	PHUC THI NGUYEN () ()

NOTARY ACKNOWLEDGEMENT

STATE OF WINGGTON SS.	Nov	20	19 95
COUNTY OF	HUNG TAN	Nau	en and
PAUC THI NGUYEN		volunt	ary act.
and acknowledged the foregoing instr	rument to be A	_	1

Notary Public for STATE & WISHINGTON

My commission expires WY 17, 1997

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

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

KINNATH MALLO, OP 97489 ases who wish TREMENT HEADECRD Remain to:

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Brown Assessment Control

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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

Bernetha G. Letsch, County Clerk

By Connette Muelle of <u>November</u> Deeds FEE \$35.00

STATE OF WANTERTON

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