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19035

WARRANTY DEED

Vol. m96 Page 15976KNOW ALL MEN BY THESE PRESENTS, That Alexander Nguyen, a single

person

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Wendy Lanhuong Nguyenhereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 5, 6, 7 and 8, Block 24, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AB TL 6100
CODE 1 MAP 3809-33AB TL 6200

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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

and that grantor will warrant and forever defend the 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 \$10.00.
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 @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

In Witness Whereof, the grantor has executed this instrument this 23rd day of May, 1996.

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 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.

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on May 23rd, 1996,by Alexander NguyenJeannette L. Turner
Notary Public for Oregon
My commission expires August 14, 1998Alexander Nguyen
390 Linkhorne Ct.
San Jose, CA 95133
Grantor's Name and Address
Wendy Lanhuong Nguyen
390 Linkhorne Ct.
San Jose, CA 95133
Grantee's Name and Address

After recording return to (Name, Address, Zip):

Wendy Lanhuong Nguyen
390 Linkhorne Ct.
San Jose, CA 95133

Until requested otherwise send all tax statements to: (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,) ss.
County of KlamathI certify that the within instrument was received for record on the 3rd day of May, 1996, at 11:24 o'clock A.M., and recorded in book/reel/volume No. M96 on page 15976 and/or as fee/file/instrument/microfilm/reception No. 19035, of the Deed Records of said County.Witness my hand and seal of County affixed.
Bernetha G Letsch, County ClerkBy Cherry L. Turner Deputy.

\$30.00

96 JUN -3 AM 12:24

26