

20977



TITLE &amp; ESCROW, INC.

#03043673  
AFTER RECORDING RETURN TO:

ALEXANDER NGUYEN

590 LINKHORN CT  
SAN JOSE, CA 95123UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

MARK A. SPENO, individually and as Successor Trustee of THE  
CHARLOTTE V. QUINN LIVING TRUST DATED DECEMBER 15, 1989 and  
GEORGE R. TAYLOR, TRUSTEE OF THE KURTIS HOWARD SPENO TRUST,  
DATED JANUARY 15, 1996, hereinafter called GRANTOR(S),  
convey(s) to ALEXANDER NGUYEN, hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

## PARCEL 1:

Lots 9, 10 and 11, Block 24, INDUSTRIAL ADDITION TO THE CITY OF  
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3009-33AB TL 6300

## PARCEL 2:

Lots 12, 13 and 14, Block 24, INDUSTRIAL ADDITION TO THE CITY OF  
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3009-33AB TL 6500

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage, and will warrant and  
defend the same against all persons who may lawfully claim the  
same, except as shown above.

The true and actual consideration for this transfer is  
\$6,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 26th day of June, 1996.

MARK A. SPENO

THE CHARLOTTE V. QUINN LIVING TRUST DATED DECEMBER 15, 1989

BY: [Signature] SUCCESSOR TRUSTEE

STATE OF WASHINGTON

THE KURTIS HOWARD SPENO TRUST  
DATED JANUARY 15, 1996

BY: [Signature]

GEORGE R. TAYLOR, TRUSTEE

Continued on next page

96 JUL -8 P3:35

WARRANTY DEED

20185

WARRANTY DEED  
PAGE 2County of King

On June 26, 1996, MARK A. SPELO, individually and as Successor Trustee of THE CHARLOTTE V. QUINN LIVING TRUST DATED DECEMBER 15, 1989 personally appeared before me,

☒ who is personally known to me

\_\_\_\_\_ whose identity I proved on the basis of \_\_\_\_\_

\_\_\_\_\_ whose identity I proved on the oath/affirmation of \_\_\_\_\_, a credible witness

to be the signer of the above document, and he/she acknowledged that he/she signed it.

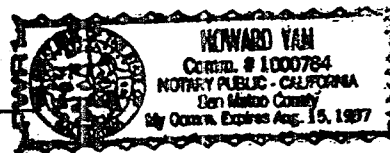
Amy Edmonson  
Notary Public for Washington  
My Commission Expires: 2/29/00

STATE OF CALIFORNIA )

COUNTY OF San Mateo ) ss.

On ~~June~~ July 2, 1996, before me, Howard Van, Notary Public, personally appeared GEORGE R. TAYLOR, TRUSTEE OF THE KURTIS HOWARD SPEND TRUST DATED JANUARY 15, 1996 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Howard VanMy commission expires: Aug 15, 1997

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Aspen Title & Escrow

on this 8th day of July A.D., 19 96  
at 3:35 o'clock P M. and duly recorded  
in Vol. M96 of Deeds Page 20184  
Bernetha G. Letsch County Clerk

By Deborah Mullender  
Deputy.

Fee, \$35.00

