

1999 JUL 27 PM 3:36

MT48680-KR
WARRANTY DEED

Vol M99 Page 29966

TOMMY ALLEN ZACHARIAS, Grantor,

hereby grant, bargain, sell, warrant and convey to:

CUONG N. TRUONG and JENEVA K. BENSON, as tenants by the entirety, Grantee,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
TAX ACCOUNT NO.: 3909-011AD-04800

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:

SUBJECT TO: Trust Deed dated July 18, 1991 and recorded July 18, 1991 in Volume M91, page 14073, Microfilm Records of Klamath County, Oregon in favor of Gerald Y. Allen and Terry W. Allen, Beneficiaries. The above named Grantees hereby agree to assume and pay in full the above described Trust Deed.

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 55,494.65.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 982, KENT, WA 98031

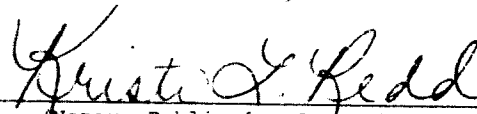
Dated this 15th day of July, 1999.


TOMMY ALLEN ZACHARIAS

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on July 15, 1999 by TOMMY ALLEN ZACHARIAS.


(Notary Public for Oregon)
My commission expires 11/16/99

ESCROW NO. MT48680-KR

Return to:

CUONG N. TRUONG
P.O. Box 982
92 Kent, WA 98031

EXHIBIT 'A'
LEGAL DESCRIPTION

A portion of Lots 23 and 24 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southwesterly boundary of Lot 23 of Homedale which point is North 66 degrees 33' West, 360.5 feet from the most Southerly corner of said Lot 23; thence North 66 degrees 33' West, 102.45 feet to a point; thence North 22 degrees 15' East a distance of 295.7 feet to a point on the Northerly line of Lot 24; thence South 70 degrees 37' East along the Northeasterly boundary of Lot 24 and 23 to a point 309.92 feet Northeasterly of the point of beginning; thence South 16 degrees 58 1/2' West 309.92 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 7/27/99, at 3:36 p. m.
In Vol. M99 Page 29966
Linda Smith,
County Clerk Fee \$ 35 KR