

1999 OCT 15 PM 3:42

MT49288-KR
WARRANTY DEED

Vol M99 Page 41155

MICHAEL P. PICARD and VALERIE J. PICARD, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: PHONG NGUYEN and QUYEN NGUYEN, husband and wife, 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 2 IN BLOCK 9 OF TRACT 1152, NORTH HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3809-035AA-03200-000

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 155,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 183 CRESTDALE, KLAMATH FALLS, OR 97603

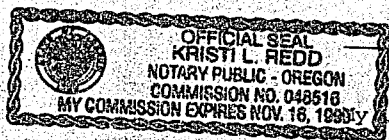
Dated this 15th day of October 1999

Michael P. Picard
MICHAEL P. PICARD

Valerie J. Picard
VALERIE J. PICARD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 15, 1999, by MICHAEL P. PICARD AND VALERIE J. PICARD.



Kristi L. Redd
(Notary Public for Oregon)

commission expires 11/16/99

ESCROW NO. MT49288-KR

Return to:

PHONG NGUYEN
183 CRESTDALE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 10/15/99, at 3:42 p.m.
In Vol. M99 Page 41155
Linda Smith,
County Clerk Fee \$ 30⁰⁰

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