

1999 OCT 28 PM 3:37

MTC 48438-Mg  
WARRANTY DEED

Vol M99 Page 43194

ALEXANDER NGUYEN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

SERGIO FARIAS-CELESTINO,

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:

Lots 11, 12, 13, and 14 in Block 24 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

T/L 3809 033AB 06500  
T/L 3809 033AB 06300

KEY 418220  
KEY 418202

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 12,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 333 DIVISION STREET, KLAMATH FALLS, OR 97601

Dated this 28 day of October, 1999

ALEXANDER NGUYEN

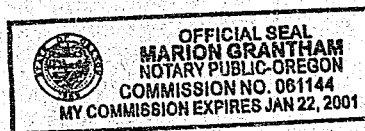
BY:

SYLVIA M. JOHNSON,

ATTORNEY-IN-FACT

State of Oregon  
County of KLAMATH

On this the 28 day of October, 1999, personally appeared SYLVIA M. JOHNSON, as attorney in fact for ALEXANDER NGUYEN and that SHE executed the foregoing instrument by authority of and in behalf of said principal; and SHE acknowledged said instruments to be the act and deed of said principal.



Before me:

Marion Grantham  
(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT48438-A

Return to:

SERGIO FARIAS-CELESTINO  
333 DIVISION STREET  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 10/28/99, at 3:37 p.m.  
In Vol. M99 Page 43194  
Linda Smith,  
County Clerk Fee\$ 30.00

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