

03 JUN 27 AM 10:53

MT6-61332 MS

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THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 06/27/2003 10:53 a.m.
Vol M03 Pg 44126
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

DUNG B. NGUYEN
5875 BASIN VIEW DRIVE
KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

DUNG B. NGUYEN
5875 BASIN VIEW DRIVE
KLAMATH FALLS, OR 97603

Escrow No. MT61332-MS

WARRANTY DEED

RUSSELL A. BROWNING and JUDITH C. BROWNING, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to DUNG B. NGUYEN, 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:

Parcel 1 of Land Partition 51-96, being Lot 16, Block 8 of "TRACT 1264 – FOURTH ADDITION TO NORTH HILLS", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the NW1/4 NW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

881618

3809-036BB-01101

Grantor is lawfully seized in fee simple on the above granted premises and 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.

The true and actual consideration for this conveyance is **\$395,000.00**.

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.

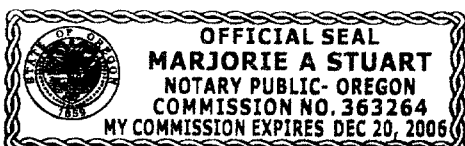
Dated this 24th day of June, 2003.

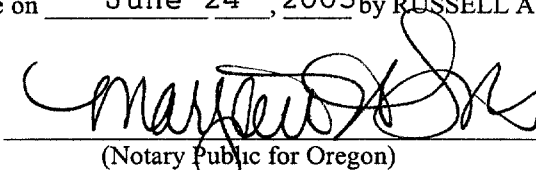

RUSSELL A. BROWNING


JUDITH C. BROWNING

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 24, 2003 by RUSSELL A. BROWNING and JUDITH C. BROWNING.




(Notary Public for Oregon)

My commission expires 12-20-06

21-m