

08 AUG 15 PM 11:13

WTC-61958 TM



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

GARY SMELTZER, JR.

183 CRESDALE WAY

KLAMATH FALLS, OR 97603

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Until a change is requested all

tax statements shall be sent to

The following address:

GARY SMELTZER, JR.

183 CRESDALE WAY

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 08/15/2003 11:19 A m

Vol M03 Pg 59535

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Escrow No.

MT61958-TM

WARRANTY DEED

PHONG NGUYEN and QUYEN NGUYEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to GARY SMELTZER, JR. and CATHERINE L. SMELTZER, as tenants by the entirety, 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.

Account No.: 3809-035AA-03200-000

Key No.: 446592

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$193,000.00.

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 12th day of August, 2003

Phong Nguyen
PHONG NGUYEN

Quyên Nguyễn
QUYEN NGUYEN

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug 12, 2003 by PHONG NGUYEN and QUYEN NGUYEN.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003



21-^m