

mtc-70903 st



State Of Oregon, County Of Klamath

M05-62233

08/18/2005 02:29:40 PM

# Of Pages 2 Fee: \$26.00

After recording return to:

MIKE RAND LEE

3131 BISBEE STREET

Klamath Falls, OR 97603

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

MIKE RAND LEE

3131 BISBEE STREET

Klamath Falls, OR 97603

Escrow No. MT70903-SH

Title No. 0070903

SW1

### STATUTORY WARRANTY DEED

**HUNG CHANH TRAN and SUEZAN M. TRAN, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **MIKE RAND LEE**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$120,000.00**.

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 15 day of Aug, 2005

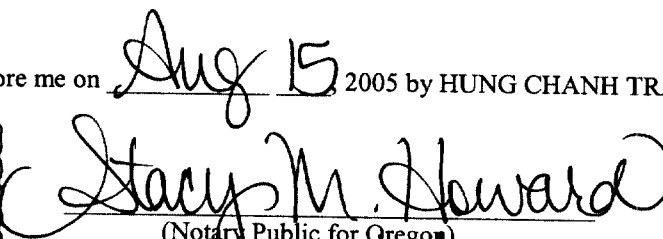
  
HUNG CHANH TRAN

  
SUEZAN M. TRAN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug 15 2005 by HUNG CHANH TRAN and SUEZAN M. TRAN.



  
(Notary Public for Oregon)

My commission expires 11/18/2007

260 am

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 4, Block 6, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at the Northwest corner of Lot 4, Block 6; thence South 0 degrees 20 East along the West line of Lot 4, 71 feet; thence South 89 degrees 40' East 146 feet; thence North 0 degrees 20' West, 71 feet to the North line of said Lot 4; thence North 89 degrees 40' West 146 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County for roadway purposes in Volume M65, page 1197, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3909-010AB-02500-000  
540748

Key No: