

mtc - 70801 st



State Of Oregon, County Of Klamath

M05-62583

08/23/2005 02:56:02 PM

Of Pages 1 Fee: \$21.00

After recording return to:

PHONG NGUYEN

336 MOUNTAIN VIEW

KLAMATH FALLS, OR 97601

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

PHONG NGUYEN

336 MOUNTAIN VIEW

KLAMATH FALLS, OR 97601

Escrow No. MT70801-SH

Title No. 0070801

SWD

STATUTORY WARRANTY DEED

MALCOLM M. AQUINAS and KAREN B. AQUINAS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **PHONG NGUYEN and QUYEN NGUYEN, as tenants by the entirety**, 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:

Lot 34, Block 2, Tract No. 1145, NOB HILL REPLAT, a subdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION and ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-021CB-02900-000

Key No: 171619

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 **\$315,000.00**.

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 22 day of August, 2005.

Malcolm M. Aquinas
MALCOLM M. AQUINAS

Karen B. Aquinas
KAREN B. AQUINAS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 22, 2005 by MALCOLM M. AQUINAS and KAREN B. AQUINAS.

Linda L. Finn
(Notary Public for Oregon)

My commission expires 2/6/2008



2/10