

AMTC 70826

42g0420797cs

After recording return to:

Lawyers Title Insurance Corporation
1555 E. McAndrews Road, Suite 100
Medford OR 97504

State Of Oregon, County Of Klamath

M05-62905

08/26/2005 03:06:06 PM

Of Pages 1

Fee: \$21.00

Until a change is requested, all tax statements
shall be sent to Grantee at the following address:

5102 Villa Dr.
Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

Cari Viles

, Grantor, conveys and warrants to

Thuy T. Nguyen

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:
Lot 364, Block 122, MILLS 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.

Tax Account No: 3809-033AD-07500-000 Key No: 481240

This property is free of encumbrances, **EXCEPT:**

Covenants, conditions, restrictions, reservations, rights and rights of way now of record on
the subject property.

The true consideration for this conveyance is \$ 75,000.00.

**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 24 day of Aug, 2005.

STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 24 day of Aug, 2005, by
Cari Viles

Notary Public for Oregon

My commission expires 9/22/2008

