

42g0420796cs

AMTC 70

**After recording return to:**

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

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

5102 Villa Dr.  
Klamath Falls, OR 97603

State Of Oregon, County Of Klamath

M05-62907

08/26/2005 03:07:01 PM

# Of Pages 1 Fee: \$21.00

## 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 701, Block 104, 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.: 3809-033DB-04500-000 Bey No: 612484

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 9/24/2008

