

After Recording return to:
STEPHANIE PHUONG
25085 LINDA VISTA DR.
LAGUNA, CA 92653

Until a change is requested all tax statements
Shall be sent to the following address:
STEPHANIE PHUONG
Same as above

2006-019603

Klamath County, Oregon



00005032200600196030010015

09/29/2006 09:00:19 AM

Fee: \$21.00

WARRANTY DEED

By this instrument, **RAMSY NASRA**, of Digital One Communications Inc, a **NEW JERSEY** corporation whose tax mailing address is **5744 Berkshire Valley Rd SUITE 243, Oak Ridge, NJ 07438**, (the "Grantor"), conveys and warrants to **STEPHANIE PHUONG**, not married, of, (the "Grantee"), all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

The W ½ of the NE ¼ of the NE ¼ of the SE ¼ of Section 5, Township 36 South, Range 11 east of the Willamette Meridian, Klamath County, Oregon.

CODE 008 MAP 3611-005D0 TL 00200 KEY #343989

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth on this deed.

The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

The true consideration for this conveyance is **\$14,100.00**, the receipt and sufficiency of which is hereby acknowledged.

IN WITNESS WHEREOF this deed was executed by the Grantor on this 25th day of September, 2006.

Digital One Communications Inc

per:

Signed, Sealed and Delivered
In the Presence of:

Sign:

Name:

Melinda Smith

Sign:

Name:

Marvin Vickers

Grantor Acknowledgment

State of New Jersey)

County of Essex) ss.

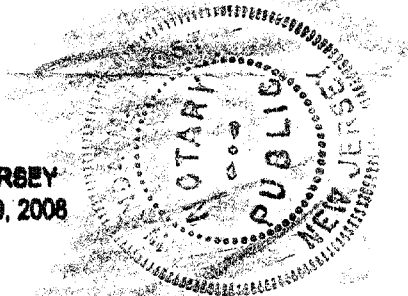
Acknowledged before me, Wanda M. Frost, a Notary Public, this 25 day of September, 2006 by Ramsy Nasra on behalf of and with the authority of Digital One Communications Inc, a New Jersey corporation, known to me (or proven on the basis of satisfactory evidence) to be the Grantor, who has acknowledged the said instrument to be the Grantor's voluntary and lawful act and deed.

Notary Public for State of New Jersey

County of Essex

My commission expires: August 19, 2008

WANDA M. FROST
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Aug. 19, 2008



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.