

2007-014091

Klamath County, Oregon



08/09/2007 03:17:13 PM

Fee: \$21.00

After Recording Return to:

MIKE MUNDELL and TERESA MUNDELL  
2902 MUMFORD AVE.  
STOCTON, CA 92683

Until a change is requested all tax statements  
Shall be sent to the following address:  
(same as above)

Order No. 60747NP

**WARRANTY DEED**

ATE: 63534

PHUONG THI NGUYEN, herein called grantor, convey(s) to MIKE MUNDELL and TERESA MUNDELL, as Tenants by the Entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 12, Block 26, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3510-023CO TL 02300 KEY #265643

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$14,000.00.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.**

Dated: AUGUST 7<sup>th</sup>, 2007

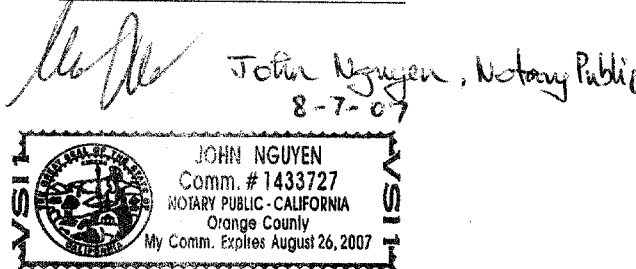
Phuong Nguyen  
PHUONG THI NGUYEN

STATE OF CALIFORNIA, County of ORANGE) ss.

On August 7<sup>th</sup>, 2007, personally appeared the above named PHUONG THI NGUYEN and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: JOHN NGUYEN  
Notary Public for STATE OF CALIFORNIA  
My commission expires: 8-26-2007

Official Seal



21-A