

MTC82041

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS

2008-006121

Klamath County, Oregon



00045018200800061210030039

04/28/2008 03:21:46 PM

Fee: \$31.00

Warren Partridge & Laurey Partridge

P.O. Box 329

Bly, OR 97622

Grantor's Name and Address

Thanh-Van Thi Uong

P.O. Box 337

Junction City, Calif. 96048

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Thanh-Van Thi Uong

P.O. Box 337

Junction City, Calif. 96048

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE R

FC

RECORD

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Warren K. Partridge and Laurey L. Partridge,
As Tenants by the Entirety

/VAN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Thanh-Thi Uong,
a Married woman as her sole and separate property

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in Klamath County, State of Oregon, described as follows, to-wit:

Exhibit "A" Legal Description attached hereto

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free
from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and
parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 450,000.00. However, the
actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on _____; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING
FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,
OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING
TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS
92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336
AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Warren K. Partridge

Warren K. Partridge

Laurey L. Partridge

Laurey L. Partridge

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____,

by _____,

This instrument was acknowledged before me on _____,

by _____,

as _____,

of _____,

Notary Public for Oregon

My commission expires _____

31AMT

State of California
County of Shasta

On April 24, 2008 before me,
April M. Martin Notary Public (here insert name and title of the officer),
personally appeared Warren K. Partridge and
Laurey L. Partridge

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature April M. Martin (Seal)

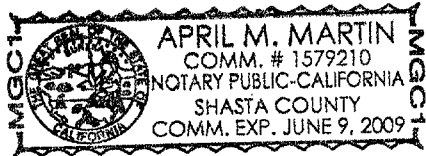


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Minor Land Partition No. 61-91, recorded in records of the Klamath County Clerk, located in the NE1/4 SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the South 5 feet as described in the Warranty Deed to Klamath County, a Political Subdivision of the State of Oregon, recorded April 5, 2006 in Volume M06, page 06634, Microfilm Records of Klamath County, Oregon.