

MTC 24087-KP

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
RONALD E. PHAIR, SR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TRUSTEES OF THE
WILLIAM C. AND LOIS DIAN NASH TRUST, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,
situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The W 1/2 of the N 1/2 of the N 1/2 of the SW 1/4 of the SE 1/4 of Section 11, Township
39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.
~~EXCEPTING THEREFROM that portion along the North boundary deeded to the
United States of America by deed recorded October 29, 1932 in Book 99 at
page 167, Deed Records of Klamath County, Oregon.~~

MOUNTAIN TITLE COMPANY

"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."

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor
is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of
record and those apparent upon the land, if any, as of the date of this deed, and that
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 85,000.00.

~~However, the actual consideration consists of and includes other property or value given or promised which is the whole
part of the consideration and to which the sentence between the symbols, if not applicable, should be deleted.
See ORS 92.000, XXXX~~

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

In Witness Whereof, the grantor has executed this instrument this 6th day of October, 19 94 ;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

STATE OF OREGON,)

County of Klamath ss.
October 6, 19 94.

Personally appeared the above named _____

Ronald E. Phair, Sr.

Ronald E. Phair, Sr.
Ronald E. Phair, Sr.

_____ and acknowledged the foregoing instrument
to be his voluntary act and deed.

Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires: 11/16/95

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)



Ronald E. Phair, Sr.

4417 Meadows Drive

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

WILLIAM C. AND LOIS DIAN NASH TRUST

c/o William C. & Lois Dian Nash, Trustees

PO BOX 48 SPRAGUE RIVER OR 97639

GRANTEE'S NAME AND ADDRESS

WILLIAM C. AND LOIS DIAN NASH TRUST

As the undersigned grantor, William C. & Lois Dian Nash, Trustees

PO BOX 48

SPRAGUE RIVER OR 97639

NAME, ADDRESS, ZIP

Until a change is registered all tax statements shall be sent to the following address.

WILLIAM C. AND LOIS DIAN NASH TRUST

c/o William C. & Lois Dian Nash, Trustees

PO BOX 48 SPRAGUE RIVER OR 97639

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 7th

day of Oct, 19 94,

at 9:22 o'clock A M., and recorded

in book M94 on page 31370 or as

file/reel number 89305,

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Mendenhall Deputy

Fee: \$30.00