

WARRANTY DEED

MTC 35606MK

EDGAR NASH INVESTMENTS, AN ASSUMED BUSINESS NAME Grantor(s) hereby grant, bargain, sell and convey to JOHN YOOST and LETA A. YOOST, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 11 in Block 109, BUENA VISTA 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.

SUBJECT TO: First Trust Deed (including terms and provisions) dated Sept. 8, 1978 and recorded Sept. 11, 1978 in Vol. M78, page 19972 Microfilm Records of Klamath County, Oregon. Second Trust Deed (including terms and provisions) dated March 20, 1995 and recorded March 29, 1995 in Vol. 95, page 7398 Microfilm Records of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 42,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1024 CALIFORNIA AVE, KLAMATH FALLS, OR 97601

Dated this 15 day of June, 1995

EDGAR NASH INVESTMENTS

BY: [Signature] BY:

ALFRED L. EDGAR

BY: [Signature] BY:

WILLIAM C. NASH

State of Oregon

County of Klamath

The foregoing instrument was acknowledged before me this June 15, 1995, by Alfred L. Edgar, President, and by William C. Nash, Secretary of Edgar Nash Investments, an Oregon corporation, on behalf of the corporation, an assumed business name

WITNESS My hand and official seal.

[Signature] Notary Public for Oregon My Commission expires: 4/26/96



Return to: JOHN YOOST 1024 CALIFORNIA AVE KLAMATH FALLS, OR 97601

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 19th day
of June A.D., 19 95 at 10:22 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 15940.

FEE \$35.00

By Bernetha G. Lorsch, County Clerk
Bernetha G. Lorsch

Unofficial Copy