

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: Alfred L. Edgar BY:

ALFRED L. EDGAR

BY: William C. Nash 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.

Mary Kenneally
Notary Public for Oregon
My Commission expires: 4/20/96



Return to:

JOHN YOOST
1024 CALIFORNIA AVE
KLAMATH FALLS, OR 97601

21021

1984

WARRANTY DEED

15941

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. Lersch, County Clerk
[Signature]