

MTC36714KR

WARRANTY DEED

WILLIAM C. NASH & LOIS DIAN NASH, TRUSTEES OF THE WILLIAM C. AND LOIS DIAN NASH TRUST,

Grantor(s) hereby grant, bargain, sell and convey

MAURICE L. AUSTIN, JR.,

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 1 in Block 16 of TRACT 1220-FOURTH ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk 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 \$ 125,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5010 VILLA DRIVE, KLAMATH FALLS, OR 97603

Dated this 21st day of November, 1995

THE WILLIAM C. AND LOIS DIAN NASH TRUST

BY: [Signature] TRUSTEE
WILLIAM C. NASH

BY: [Signature] TRUSTEE
LOIS DIAN NASH

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on November 21, 1995

by WILLIAM C. NASH and LOIS DIAN NASH

as TRUSTEES

of THE WILLIAM C. AND LOIS DIAN NASH TRUST

[Signature]
Notary Public of Oregon

My commission expires 11/16/99



Return to:

MAURICE L. AUSTIN, JR.
5010 VILLA DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Company

on this 22 day of Nov. A.D., 19 95
at 11:43 o'clock A. M. and duly recorded
in Vol. M95 of Deeds Page 32068

Bernetha G. Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00

11-22-95A11:43 RCVD