

14631

96 MAR 13 P2:35

MTC 37620KR

WARRANTY DEED

Vol. M96 Page 6770

WILLIAM C. NASH AND LOIS DIAN NASH AS TRUSTEES OF THE WILLIAM C. AND LOIS DIAN NASH TRUST,
 Grantor(s) hereby grant, bargain, sell and convey to:
 M.L. STEWART, INC., an Oregon Corporation,
 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 3, BLOCK 16 OF TRACT NO. 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 \$ 18,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1763 WASHBURN WAY, KLAMATH FALLS, OR 97603

Dated this 13 day of March, 1996

WILLIAM C. AND LOIS DIAN NASH TRUST

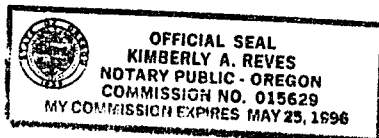
BY: [Signature] TRUSTEE
 WILLIAM C. NASH

BY: Lois Dian Nash, trustee TRUSTEE
 LOIS DIAN NASH

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
 COUNTY OF Klamath SS. March 13 19 96

Personally appeared the above named William C. Nash and
Lois Dian Nash, trustees of the William C. and Lois Dian Nash
 and acknowledged the foregoing instrument to be their voluntary act. Trust



(seal)

Before me:

Kimberly A Reves

Notary Public for OregonMy commission expires 5/25/96

ESCROW NO. MT37620-KR

STATE OF OREGON,
County of Klamath SS.

Return to:

M.L. STEWART, INC.
 1763 WASHBURN WAY
 KLAMATH FALLS, OR 97603

Filed for record at request of:

Mountain Title Company
 on this 13th day of March A.D., 19 96
 at 2:35 o'clock P.M. and duly recorded
 in Vol. M96 of Deeds Page 6770
 Bernetha G Letsch, County Clerk
 By [Signature]
 Fee, 30.00 Deputy.