

16304

## WARRANTY DEED

Vol. 1796 Page

10208

MTC37548MS

EDGAR NASH INVESTMENTS, A PARTNERSHIP,

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

LISA MARIE HANSCOM and DANIEL LEE EDDY, with the rights of survivorship,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 149,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1515 OLD FORT ROAD, KLAMATH FALLS, OR 97601

Dated this 11th day of April, 1996

EDGAR NASH INVESTMENTS

BY:

WILLIAM NASH

PARTNER

BY:

ALFRED EDGAR

PARTNER

## NOTARY ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_

SS. \_\_\_\_\_

19 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

\* See attached notary acknowledgment

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

Before me:

Notary Public for \_\_\_\_\_

My commission expires \_\_\_\_\_

(seal)

ESCROW NO. MT37548-MS

Return to:

LISA MARIE HANSCOM

1515 OLD FORT ROAD

KLAMATH FALLS, OR 97601

96 APR 11 P3:36

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the SE1/4 of the SW1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter section corner common to Sections 22 and 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West along said Section line 160 feet to a steel rod, which is the true point of beginning of the tract herein described; thence North 23 degrees 55' West 359.06 feet to a steel rod on the South boundary of the Old Fort Road; thence South 80 degrees 30' West 713 feet, more or less, to a steel rod on the angle corner on the South boundary of the Old Fort Road; thence South 43 degrees West to the Section line between Sections 22 and 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East along said Section line to the point of beginning.

**PARTNERSHIP ACKNOWLEDGMENT**

NO. 203

State of OregonCounty of Klamath

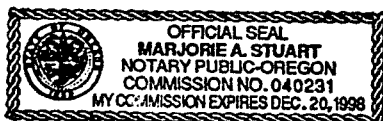
} SS.

On this the 11th day of April 19 96, before me,Marjorie A. Stuart

the undersigned Notary Public, personally appeared

William Nash and Alfred Edgar☒ personally known to me

☐ proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument on behalf of the partnership, and acknowledged to me that the partnership executed it. WITNESS my hand and official seal.



Notary's Signature

**ATTENTION NOTARY:** Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT:

Title or Type of Document \_\_\_\_\_

Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_

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STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of AmeriTitle the 11th day  
of April A.D., 19 96 at 3:36 o'clock P.M., and duly recorded in Vol. M96,  
of Deeds on Page 10208.

FEE \$35.00

By Bernetha G. Letsch, County Clerk