

21375

## WARRANTY DEED

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THE WILLIAM C. AND LOIS DIAN NASH TRUST,

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

MICHAEL E. AGUIAR and MELODY C. AGUIAR, 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 4 in 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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 7473 Klamath Falls OR 97602

Dated this 11 day of July, 1996.



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 11 July, 19 96

by WILLIAM C. NASH and LOIS DIAN NASH

as Trustees

of THE WILLIAM C. AND LOIS DIAN NASH TRUST

[Signature]  
Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT38204-KR

Return to:

MICHAEL E. AGUIAR

P.O. Box 7473

Klamath Falls, OR  
97602

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 15th day of July A.D., 19 96  
at 3:55 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 20966

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00