

22469

MTC 38560 KR

WARRANTY DEED

Vol. m96 Page 23418

TRUSTEES OF THE

THE WILLIAM C. AND LOIS DIAN NASH TRUST,

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

DONNA L. HERZFELDT-KAMPRATH & TIMOTHY P. HERZFELDT-KAMPRATH, WIFE AND HUSBAND,
 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 5 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: 5112 VILLA DRIVE, KLAMATH FALLS, OR 97603

Dated this 24th day of July, 1996.

THE WILLIAM C. AND LOIS DIAN NASH TRUST

BY: [Signature] TRUSTEE
 WILLIAM C. NASH

BY: [Signature] TRUSTEE
 LOIS DIAN NASH

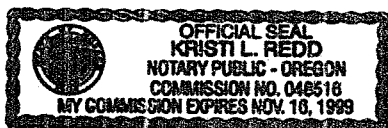
NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. July 24 19 96COUNTY OF KLAMATH

Personally appeared the above named WILLIAM C. NASH & LOIS DIAN NASH,

TRUSTEES OF THE WILLIAM C. AND LOIS DIAN NASH TRUST

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

[Signature]

Notary Public for OregonMy commission expires 11/16/99

ESCROW NO. MT38560-KR

Return to:

DONNA L. HERZFELDT-KAMPRATH
 5112 VILLA DRIVE
 KLAMATH FALLS, OR 97603

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 1st day of August A.D., 19 96
 at 3:36 o'clock PM. and duly recorded
 in Vol. M96 of Deeds Page 23418.

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00

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