

A.
CAROLYN RAMIREZ,

Grantor(s) hereby grant, bargain, sell and convey to:
TRUSTEES OF THE WILLIAM C. AND LOIS DIAN NASH TRUST,
 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 84 OF KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS,
 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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: P.O. Box 48, Sprague River, OR 97639

Dated this 27th day of September 1996

Carolyn Ramirez
 CAROLYN RAMIREZ

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. Sept. 27 19 96
 COUNTY OF Klamath

Personally appeared the above named

CAROLYN A. RAMIREZ

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kristi L. Reed

Notary Public for OREGON

My commission expires 11/16/99

(seal)

ESCROW NO. MT39253-KR

Return to:

WILLIAM C. AND LOIS DIAN NASH TRUST
P.O. BOX 48
SPRAGUE RIVER OR 97639

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
 of Sept. A.D., 1996 at 11:55 o'clock A.M., and duly recorded in Vol. M96
 of Deeds on Page 30912

FEE \$30.00

Bernetha G. Letsch Kathleen Rosa County Clerk
 By

96 SEP 30 AM 11:55