

WARRANTY DEED

MTC 30518-KA

TRUSTEES OF THE WILLIAM C. ~~NASH~~ AND LOIS DIAN NASH TRUST,
Grantor(s) hereby grant, bargain, sell and convey to:
DONALD G. MONROE, SR.,

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 6 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 \$ 133,797.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: . 5122 Villa Drive, Klamath Falls, OR 97603

Dated this 2 day of October, 1996.

WILLIAM C. ~~NASH~~ AND LOIS DIAN NASH TRUST

BY: [Signature] TRUSTEE
WILLIAM C. NASH

BY: [Signature] TRUSTEE
LOIS DIAN NASH

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF KLAMATH

SS. October 2 19 96

Personally appeared the above named WILLIAM C. NASH AND
LOIS DIAN NASH AS TRUSTEES OF THE WILLIAM C. ~~NASH~~ AND LOIS DIAN NASH TRUST

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

[Signature]

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT39518-KA

Return to:

DONALD G. MONROE, SR.

5122 Villa Drive Klamath Falls, Or. 97603

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Amerititle the 3rd day
of October A.D., 19 96 at 11:46 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 31434

FEE \$30.00

Bernetha G. Letsch County Clerk
By [Signature]