

39420

WARRANTY DEED MTC 41553-KR Vpl 1797 Page 18658

TERALEE J. BAINES,
Grantor(s) hereby grant, bargain, sell and convey to:
TRUSTEES OF THE WILLIAM C. & 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:

LOTS 30 AND 31 IN BLOCK 3 OF RIVERVIEW ADDITION TO THE CITY OF KLAMATH
FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KALMATH 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.

SUBJECT TO: See Attached Exhibit A

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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 48, KLAMATH FALLS, OR 97639

Dated this 13th day of June, 19 97

TERALEE J. BAINES

STATE OF North Carolina SS. June 13 19 97
COUNTY OF Union

Personally appeared the above named Teralee J. Baines

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Notary Public for North Carolina
My commission expires 6-6-2002

(seal)

ESCROW NO. MT41553-KR

Return to:
THE WILLIAM C. & LOIS DIAN NASH TRUST
PO BOX 48
KLAMATH FALLS, OR 97639

EXHIBIT A

SUBJECT TO:

Subject to the terms and provisions thereof of an Agreement Dated April 8, 1966, Recorded April 18, 1966 in Volume M66, page 3401, Microfilm Records of Klamath County, Oregon, By and between: Elmer E. Colson and Genevieve Colson, husband and wife, first parties and Nolan L. Dearing and Kathryn M. Dearing, husband and wife, second parties, as to a garage encroachment onto first parties property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 17th day
of June A.D., 19 97 at 3:23 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 18658.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathryn Ross