

45587

MTC 42441-KR
WARRANTY DEED

Vol. M97 Page 30850

WILLIAM C. NASH & LOIS DIAN NASH, TRUSTEES OF THE WILLIAM C. NASH & LOIS DIAN NASH TRUST,

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

MARTY ERICKSON and LEAH ERICKSON, as tenants by the entirety,

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 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 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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 2211 Laurel Street Klamath Falls OR 97601

Dated this 18 day of September, 19 97

WILLIAM C. NASH & LOIS DIAN NASH TRUST

BY: [Signature] TRUSTEE
WILLIAM C. NASHBY: [Signature] TRUSTEE
LOIS DIAN NASH

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on September 18, 19 97

by WILLIAM C. NASH & LOIS DIAN NASH

as TRUSTEES

of THE WILLIAM C. NASH & LOIS DIAN NASH TRUST

Notary Public of Oregon

My commission expires 1/22/01

ESCROW NO. MT42441-KR

Return to:

MARTY ERICKSON

2211 Laurel Street

Klamath Falls OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day
of Sept. A.D., 19 97 at 11:29 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 30850

FEE \$30.00

By Bernetha G. Leisch, County Clerk
[Signature]

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