

47082

MTC 35997
WARRANTY DEED Vol. M97 Page 34087

EDGAR NASH INVESTMENTS, A PARTNERSHIP CONSISTING OF WILLIAM NASH AND ALFRED EDGAR,

Grantor(s) hereby grant, bargain, sell and convey to
SHAYNE E. HANSEN and TONI J. HANSEN, husband and wife,
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 15 OF MADISON PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

37
16
3:31
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 \$ 78,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,

Dated this 7th day of August, 19 95

EDGAR NASH INVESTMENTS

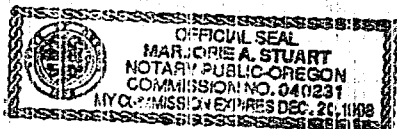
BY: [Signature] PARTNER
WILLIAM NASH

BY: [Signature] PARTNER
ALFRED EDGAR

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. August 7, 19 95

Personally appeared the above named William Nash and Alfred Edgar
acting on behalf of Edgar Nash Investments,
and acknowledged the foregoing instrument to be their voluntary act.



Before me:

[Signature]
Notary Public for Oregon

My commission expires 12-20-98

(seal)

Return to:
SHAYNE E. HANSEN & TONI J. HANSEN
5844 Alva Ave.
Klamath Falls, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amor title
on this 16th day of October A.D., 1997
at 3:31 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 34087

Bernetha G. Letsch, County Clerk

By [Signature]
Fee. \$30.00

Deputy