

56816

MTC 44265-KR rel. m98 Page 13307
WARRANTY DEED

DUANE W. SMITH and KAREN SMITH, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WILLIAM C. NASH AND DIAN LOIS NASH TRUST, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 290,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1990 Ginger Lane, Klamath Falls, OR 97601

Dated this 17th day of April, 1998.

Duane W. Smith
DUANE W. SMITH

Karen Smith
KAREN SMITH

STATE OF OREGON SS. April 17 19 98
COUNTY OF KLAMATH

Personally appeared the above named _____
DUANE W. SMITH & KAREN SMITH

and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT44265-KR

Return to:
WILLIAM C. AND LOIS DIAN NASH TRUST
1990 Ginger Lane
Klamath Falls, OR ~~97603~~ 97601

13308

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Lots 1, 2, and 7 of Block 1 "Tract 1182 - Green Knoll Estates", in the SW1/4 SW1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the lot line common to Lot 8 and said Lot 7, South 37 degrees 13' 14" East 75.00 feet from the corner common to said Lots 1, 7 and 8; thence South 37 degrees 13' 14" East 367.03 feet, more or less, to the Southerly corner common to said Lots 7 and 8; thence along the Westerly line of Ginger Lane, South 49 degrees 33' 29" West 73.00 feet and along the arc of a curve to the left (radius equals 230.00 feet and central angle equals 25 degrees 54' 40") 104.01 feet to the corner common to Lot 6 and said Lot 7; thence North 66 degrees 21' 11" West 177.80 feet to the Westerly corner common to said Lots 6 and 7; thence South 22 degrees 54' 59" West 110.00 feet to the corner common to Lot 3 and said Lot 2; thence South 82 degrees 33' 47" West 176.35 feet to the Southwesterly corner common to said Lots 2 and 3; thence North 07 degrees 26' 13" West, along the Easterly line of Alisa Lane, 40.00 feet; thence North 32 degrees 48' 28" East 518.24 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day
of April A.D., 19 98 at 11:52 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 13307.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross