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98 SEP 23 A9:14

MTC 45698-MS

WARRANTY DEED Vol. M98 Page 34814

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

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

ROBON L. EVANS and NOLA K. EVANS, 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 21 IN BLOCK 12 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 \$ 140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5123 VILLA DRIVE, KLAMATH FALLS, OR 97603

Dated this 21st day of September 1998.

TRUSTEES OF THE NASH TRUST

BY: [Signature] TRUSTEE
WILLIAM C. NASH

BY: [Signature] TRUSTEE
LOIS DIAN NASH

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on September 21, 1998

by William C. Nash and Lois Dian Nash

as Trustees

of the William C. and Lois Dian Nash Trust

[Signature]
Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT45698-MS

Return to:

ROBON L. EVANS
5123 VILLA DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle

on this 23rd day of September A.D., 1998
at 9:14 o'clock A.M. and duly recorded
in Vol. M98 of Deeds Page 34814

Bernatha G. Letsch, County Clerk

By [Signature]
Fec. \$30.00

Deputy.