

200 SEP 15 PM 3:33

mtc 52091-ms
WARRANTY DEED

Vol M00 Page 33874

THE GUN STORE, A PARTNERSHIP CONSISTING OF NEIL B. DREW, HOLLY DREW, CRAIG MC GEARY, AND DEBORAH DREW MC GEARY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
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:

THE WEST 40 FEET OF THE NORTH 118 FEET OF LOT 6, BLOCK 39 OF THE ORIGINAL TOWN OF LINKVILLE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. AND THAT PORTION OF VACATED ALLEY WHICH INURRED THERETO BY ORDINANCE #5210 RECORDED MAY 22, 1961 IN VOLUME 329 AT PAGE 641, DEED RECORDS OF KLAMATH COUNTY, OREGON

3809-032AA-14800-000

414055

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 170,000.00.

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 15th day of September, 2000.

THE GUN STORE

BY: Neil B. Drew
NEIL B. DREW, PARTNER

BY: Holly Drew
HOLLY DREW, PARTNER

BY: Craig Mc Geary
CRAIG MC GEARY, PARTNER

BY: Deborah Drew McGeary
DEBORAH DREW MC GEARY, PARTNER

State of Oregon, County of Klamath
Recorded 09/15/00, at 3:33 p. m.
In Vol. M00 Page 33874
Linda Smith,
County Clerk Fee \$ 21⁰⁰

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 15, 2000 by NEIL B. DREW, HOLLY DREW, CRAIG MC GEARY AND DEBORAH DREW MC GEARY, AS PARTNERS OF THE GUN STORE.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT52091-MS

Return to:

TRUSTEES OF THE WILLIAM C. AND LOIS DIAN NASH TRUST
1990 GINGER LANE
KLAMATH FALLS, OR 97601

