



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 3692

After recording return to:

Bernard Nash

12004 Glad Hill

Lamirada, CA 90638

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

Bernard Nash

12004 Glad Hill

Lamirada, CA 90638

Escrow No. K56470S

Title No. K56470S

STATUTORY WARRANTY DEED

Debra Kagay, as Successor Trustee of the Arlen C. Kagay Living Trust Dated 11-7-96, Grantor, conveys and warrants to Bernard J. Nash and Yvonne E. Nash, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A"

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is none (Here comply with the requirements of ORS 93.030)

Dated this 26th day of January, 2001.

The Arlene C. Kagay Living Trust dated 11-7-96

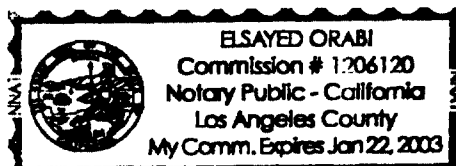
BY: Debra Kagay
Debra Kagay, Successor Trustee

STATE OF CALIFORNIA } ss.
County of L.A.

This instrument was acknowledged before me on this 26 day of January, 2001
by Debra Kagay, Successor Trustee of the Arlen C. Kagay Living Trust Dated 11-7-96

[Signature]
Notary Public for Oregon L-A

My commission expires: JAN 22nd 2003



cc
K26-

The following described real property situate in Klamath County, Oregon:

A parcel of land situated in the E ½ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the quarter corner common to Sections 13 and 24, Township 39 South, Range 9 East of the Willamette Meridian; thence North along the North South center section line 30.00 feet to the true point of beginning; thence continuing North along the North South center section line 4190.0 feet to the intersection with the Southerly right of way line of the U. S. B. R. A-Canal; thence Southeasterly along the Southerly right of way line of said canal to its intersection with the centerline of a drain ditch, some 620 feet East of the West line of the E ½ of said Section 13; thence South parallel to the North South center section line 2830.0 feet to the intersection of the North right of way line of the County Road (Airway Drive); thence West along the North right of way line 1130.0 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying South of the Northerly boundary of that property conveyed to Klamath County by Deed recorded July 14, 1978 in Book M78 page 15156.

ALSO EXCEPTING THEREFROM a parcel of land situated in the E ½ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the ¼ corner common to Sections 13 and 24, Township 39 South, Range 9 East of the Willamette Meridian; thence North along the North South center section line 30.0 feet to the true point of beginning; thence continuing North along the North South center section line 4190.0 feet to the intersection with the Southerly right of way line of the U. S. B. R. A-Canal; thence Southeasterly along the Southerly right of way line of said canal to its intersection with the centerline of a drain ditch, some 620 feet East of the West line of the E ½ of said Section 13; thence in a generally Southerly direction along said canal centerline to its intersections with the centerline of a second drain ditch; thence in a generally Southeasterly direction along the centerline of the second drain ditch, to a point that is South 565 feet East of the West line of the E ½ of said Section 13; thence due South to a point 30 feet North of the South line of said Section 13; thence West 503 feet, more or less to the point of beginning.

EXCEPTING THEREFROM that portion lying South of the Northerly boundary of that property conveyed to Klamath County by Deed recorded July 14, 1978 in Book M78 page 15156.

AND ALSO EXCEPTING those portions lying within the canal right of ways.

ALSO EXCEPTING THEREFROM the following described real property: Commencing at the North quarter corner of Section 13, of said Township and Range, South along the North South center section line to its intersection with the Southwesterly right of way line of the U. S. B. R. A Canal and the true point of beginning; thence Southwesterly along said right of way line to its intersection with the Northeasterly right of way line of the U. S. B. R. A-4-G Lateral; thence Southwesterly along said right of way line to its intersection with the North South center section line of said section, thence North along said center section line to the true point of beginning.

State of Oregon, County of Klamath
Recorded 01/30/01, at 2:42 p. m.
In Vol. M01 Page 3692
Linda Smith,
County Clerk Fee \$ 26⁰⁰