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NJC-62700

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TICOR TITLE™

State of Oregon, County of Klamath
Recorded 12/01/03 3:31P m
Vol M03 Pg 88086-87
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After Recording Return To:
Ticor Title
744 NE 7th Street
PO Box 1980
Grants Pass OR 97526-0167

Send Tax Statements To:
Brian E. Nash
1605 Kane Street
Klamath Falls OR 97603

Title Order No.
Escrow No. 26-42018
Tax Account No.

SPECIAL WARRANTY DEED
(ORS 93.855)

KeyBank National Association, a corporation, Grantor, conveys and specially warrants to Brian E. Nash and Angela D. Nash, as tenants by the entirety, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

~~for Angela~~

See Exhibit 'A' attached hereto and by reference made a part hereof.

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 \$0.00.

Dated this 3rd day of November, 2003.

KEYBANK NATIONAL ASSOCIATION

Carol J. Black
By: Carol J. Black, Asst. Vice President
Fidelity National Asset
Management Solutions, Attorney in Fact

State of CO, County of Jefferson)ss.

This instrument was acknowledged before me on November 3rd, 2003
by Carol J. Black, Asst. Vice President Fidelity National Asset
Management Solutions, as Attorney in Fact, of KeyBank National Association.

Mark Allen DeRenz
Notary Public

My commission expires: 11/20/07

MARQUE DERENZO
Notary Public
State of Colorado

26.00
am

EXHIBIT 'A'

Legal Description:

That portion of Lot 40, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point 473.4 feet South of the Northwest corner of said Lot 40; thence South 83.4 feet; thence East 313 feet; thence North 83.4 feet; thence West 313 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of Kane Street.

Subject to:

Exceptions