

04 JAN 21 PM 3:14

Vol M04 Page 03837



After recording return to:  
Nash Properties, LLC  
1125 Adams Street #A  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Nash Properties, LLC  
1125 Adams Street #A  
Klamath Falls, OR 97601

File No.: 7021-312137 (cs)  
Date: January 06, 2004

Tr State of Oregon, County of Klamath  
Recorded 01/21/2004 3:14 p m  
Vol M04 Pg 3837-39  
Linda Smith, County Clerk  
Fee \$ 3.00 # of Pgs 3


### STATUTORY BARGAIN AND SALE DEED

**William C. Nash and Lois Dian Nash, trustees of the William C. and Lois Dian Nash Trust,**  
Grantor, conveys to **Nash Properties, LLC**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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**. (Here comply with requirements of ORS 93.030)

  
\_\_\_\_\_  
William C. Nash, Trustee

  
\_\_\_\_\_  
Lois Dian Nash, Trustee

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03838

APN:

Bargain and Sale Deed  
- continued

File No.: 7021-312137 (cs)  
Date: 01/06/2004

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 6<sup>th</sup> day of January, 2004  
by William C. Nash and Lois Dian Nash as Trustees of William C. and Lois Dian Nash, on behalf of the  
Trust.



Notary Public for Oregon  
My commission expires:

8-20



APN:

Bargain and Sale Deed  
- continuedFile No.: 7021-312137 (cs)  
Date: 01/06/2004**EXHIBIT A****LEGAL DESCRIPTION:****PARCEL 1:**

Lot 5 Block 36, ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Southeasterly 8 feet for alley.

**PARCEL 2:**

One foot strip off of the easterly side of Lot 5, all of the Westerly half of Lot 6, the West half of the East half of Lot 6, and being 50 feet and 10 1/2 Inches on Main Street and 120 feet deep in Block 36 in the City of Klamath Falls (being the Original Town of Linkville), as shown on the duly recorded Plat thereof (said grant being further described in Vol. 37, Deed records, at page 131); also an undivided one-half (1/2) interest in and to a seventeen (17) inches off of the Westerly side of the East Half of the East Half (E. 1/2 of E. 1/2) of Lot 6, Block 36, Town of Linkville (now the City of Klamath Falls), and also the right to the use of that certain stairway which now leads to the second floor of the building located and situated on the East 1/2 of the East 1/2 of said Lot 6, in Block 36 (described in Vol. 36, Deed records, at page 213.)