

04 OCT 20 PM 3:18



MT66672-KR

Vol M04 Page 71484

State of Oregon, County of Klamath
Recorded 10/20/04 3:18 P m
Vol M04 Pg 71484-85
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
Sieben-Nash Properties, LLC
P.O. Box 1180
Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:
Sieben-Nash Properties, LLC
P.O. Box 1180
Klamath Falls, OR 97601

Escrow No. MT66672-KR

SPECIAL WARRANTY DEED

William D. Nash, Brian E. Nash and Ronnie L. Seiben, II, as tenants in common, as to an undivided 1/2 interest, Grantor(s) hereby grant, bargain, sell, warrant and convey to **Sieben-Nash Properties, LLC, an Oregon limited liability company** 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:

LEGAL DESCRIPTION

A tract of land situated in the N1/2 of Section 14, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of Block 5 of "Tract 1035 - Gatewood", from which the Southeast corner of said Block 5 bears South 89° 58' 56" East 179.32 feet; thence South 89° 58' 56" East 179.32 feet to the said Southeast corner of Block 5, said point being on the Westerly right of way line of the U.S.B.R. 1-C-7 drain; thence, along the said Westerly right of way line, South 01° 17' 15" East 59.45 feet and South 10° 46' 25" West 634.07 feet; thence, leaving said Westerly right of way line, North 79° 13' 35" West 170.00 feet; thence South 10 degrees 46' 25" West 22.06 feet; thence North 89° 58' 56" West 516.87 feet; thence South 01° 44' 41" East 44.74 feet; thence South 88° 15' 19" West 110.00 feet; thence North 01° 44' 41" West 83.54 feet; thence North 30° 55' 12" West 324.33 feet; thence North 00° 01' 04" East 298.74 feet; thence South 89° 58' 56" East 90.00 feet; thence, along the arc of a curve to the right (radius equals 20.00 feet and central angle equals 90° 00' 00") 31.42 feet; thence South 89° 58' 56" East 60.00 feet; thence South 00° 01' 04" West 95.00 feet; thence, along the arc of a curve to the left (radius equals 20.00 feet and central angle equals 90° 00' 00") 31.42 feet; thence South 00° 19' 25" East 60.00 feet; thence South 89° 58' 56" East 119.43 feet; thence South 00° 01' 04" West 75.95 feet; thence South 30° 55' 12" East 83.21 feet; thence South 89° 58' 56" East 493.47 feet; thence North 10° 46' 25" East 292.13 feet; thence, along the arc of a curve to the left (radius equals 170.00 feet and central angle equals 10° 45' 21") 31.91 feet; thence North 00° 01' 04" East 83.60 feet to the point of beginning with bearings based on the plat of "Tract 1035 - Gatewood" on file at the office of the Klamath County Surveyor.

Tax Account No: 3909-014AB-04200-000
Tax Account No: 3909-014AC-05500-000
Tax Account No: 3909-014BD-00100-000

Key No: 569664
Key No: 570938
Key No: 569183

2600

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, 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 claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$1.00.

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.

Dated this 4th day of October, 2004

William D. Nash
William D. Nash

Brian E. Nash
Brian E. Nash

Ronnie L. Sieben, II
Ronnie L. Sieben, II

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct. 4, 2004 by William D. Nash, Brian E. Nash and Ronnie L. Sieben, II.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007