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mtc-69161 TM

Vol M05 Page 23935



State of Oregon, County of Klamath  
Recorded 04/07/2005 11:06 a m  
Vol M05 Pg 23935  
Linda Smith, County Clerk  
Fee \$ 2100 # of Pgs 1

THIS SPACE RESE

After recording return to:

CHRIS BEEGLE

5135 CAMBRIDGE COURT

KLAMATH FALLS, OR 97603

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

CHRIS BEEGLE

5135 CAMBRIDGE COURT

KLAMATH FALLS, OR 97603

Escrow No. MT69161-TM

### STATUTORY WARRANTY DEED

**NASH CONSTRUCTION, LLC**, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **CHRIS BEEGLE and MICKEY BEEGLE**, as tenants by the entirety, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 28 in Tract 1400 - REGENCY ESTATES - PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-014BD-01000-000

Key No: 890295

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$41,000.00**.

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 5<sup>th</sup> day of April, 2005.

NASH CONSTRUCTION, LLC

BY: William D. Nash Member  
WILLIAM D. NASH, AUTHORIZED SIGNER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 5, 2005 by WILLIAM D. NASH, AS AUTHORIZED SIGNER FOR NASH CONSTRUCTION, LLC.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05

