



After recording return to:
Dan E. Sprouse
4000 Kruse Way Place Bldg 3 # 230
Lake Oswego, OR. 97035

Until a change is requested all tax statements
shall be sent to the following address:
Dan E. Sprouse
4000 Kruse Way Place Bldg 3 # 230
Lake Oswego, OR. 97035

File No.: 7021-648901 (BS)
Date: September 26, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

M05-65699

Klamath County, Oregon

10/03/2005 03:40:07 PM

Pages 2 Fee: \$26.00

STATUTORY SPECIAL WARRANTY DEED

William D. Nash and Shannon C. Nash as tenants by the entirety, Grantor, conveys and specially warrants to **Dan E. Sprouse, a married man as his sole and separate property**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

E 1/2 NW 1/4 NW 1/4 of Section 17, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER with an easement for ingress and egress along the Southerly line of the W 1/2 NW 1/4 NW 1/4.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$210,000.00**.

Dated this 27 day of September, 2005.

26

APN: 430643

Statutory Special Warranty Deed
- continued

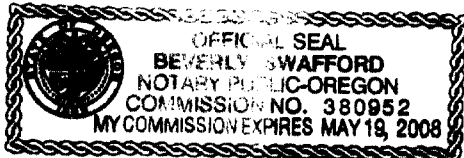
File No.: 7021-648901 (BS)
Date: 09/26/2005

William D. Nash
William D. Nash

Shannon C. Nash
Shannon C. Nash

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 27 day of September, 2005
by **William D. Nash and Shannon C. Nash.**



Beverly Swafford
Notary Public for Oregon
My commission expires: May 19, 2008