



M06-02646

Klamath County, Oregon

02/10/2006 03:01:44 PM

Pages 1 Fee: \$21.00

After recording return to:

RONALD BEST

5811 North Hills Dr.
Klamath Falls, OR 97603

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

RONALD BEST

5811 North Hills Dr.
Klamath Falls, OR 97603

Escrow No. MT70859-TM

Title No. 0070859

SWD

MTC 70859-TM

STATUTORY WARRANTY DEED

NASH CONSTRUCTION LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantor(s) hereby convey and warrant to **RONALD BEST and MIMI BEST, 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 17 of 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-01100-000

Key No: 890296

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 **\$45,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

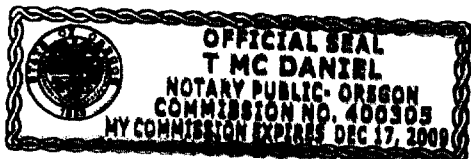
Dated this 10 day of February, 2006

NASH CONSTRUCTION LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: William D. Nash Member
WILLIAM D. NASH, MEMBER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb 10, 2006 by WILLIAM D. NASH AS MEMMBER OF NASH CONSTRUCTION LLC, AN OREGON LIMITED LIABILITY COMPANY.



[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09