

2007-003931

Klamath County, Oregon



03/09/2007 02:47:00 PM

Fee: \$26.00

After recording return to:
Spring Street Properties III, LLC
P. O. Box 1419
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Spring Street Properties III, LLC
P. O. Box 1419
Klamath Falls, OR 97601

File No.: 7021-822502 (DMC)
Date: November 07, 2006

STATUTORY WARRANTY DEED

Olen H. Nations and Mary S. Nations, Co-Trustees of the Olen H Nations Revocable Trust dated September 22, 2004, Grantor, conveys and warrants to **Spring Street Properties III, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 12, 13, 14, 15 and 16 in Block 19 of Second Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS AND EXCEPT the Northerly 48.78 feet of Lot 12, Block 19, Second Railroad Addition to the City of Klamath Falls.

Subject to:

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.

The true consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030)

26-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 8 day of March, 2007

Olen H. Nations and Mary S. Nations, Co-
Trustees of the Olen H Nations Revocable
Trust dated September 22, 2004

Olen H Nations Trustee
Olen H. Nations, Trustee

Mary S. Nations Trustee
Mary S. Nations, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 8 day of March, 2007
by Olen H. Nations and Mary S. Nations as Co- Trustees of Olen H. Nations and Mary S. Nations, Co-
Trustees of the Olen H Nations Revocable Trust dated September 22, 2004, on behalf of the Revocable
Trust.



Janet R Quintens

Notary Public for Oregon
My commission expires: 3-5-2008