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02/06/2008 03:01:34 PM

Fee: \$26.00



After recording return to:
Nash Properties, LLC
1125 Adams Street, Ste A
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Nash Properties, LLC
1125 Adams Street, Ste A
Klamath Falls, OR 97601

File No.: 7021-1162896 (ALF)
Date: January 28, 2008

THIS SPACE

STATUTORY WARRANTY DEED

Jessie Mae Dyche, a protected person, by and through Marcus LeFleur, her conservator,
Grantor, conveys and warrants to **Nash Properties, LLC**, Grantee, the following described real property
free of liens and encumbrances, except as specifically set forth herein:

**LOT 5, BLOCK 304, DARROW 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, MORE COMMONLY KNOWN AS 2326 EBERLEIN AVENUE, KLAMATH
FALLS, OREGON.**

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 **\$80,000.00**. (Here comply with requirements of ORS 93.030)

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FLU-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 5 day of February, 2008.

Jessie Mae Dyche, a protected person

Marcus LeFleur, Conservator
Marcus LeFleur, Conservator

STATE OF Oregon Washington)
County of Klamath) ss.
Grays Harbor)

This instrument was acknowledged before me on this 5 day of February, 2008
by as of Marcus LeFleur, on behalf of the .

Janice O Sipila
Notary Public for Oregon Washington
My commission expires: 10-3-08

