

2008-007189

Klamath County, Oregon



After recording return to:  
Milton A Bear and Marlys K Bear

Until a change is requested all tax statements  
shall be sent to the following address:  
Milton A Bear and Marlys K Bear

File No.: 7021-1189895 (ALF)  
Date: February 26, 2008

THIS SPACE



05/15/2008 02:40:22 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

*cmab*  
*mb*  
**Nash Properties, LLC., an Oregon Limited Liability Company**, Grantor, conveys and warrants to **Milton A Bear and Marlys K Bear, husband and wife as tenants by the entirety**, 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.**

**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.

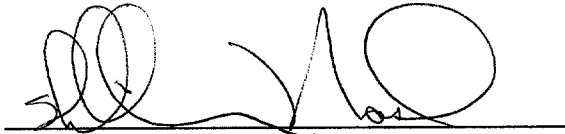
The true consideration for this conveyance is **\$125,000.00**. (Here comply with requirements of ORS 93.030)

*FLW*

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 13 day of may, 2008.

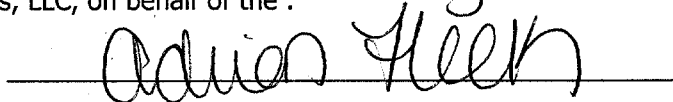
Nash Properties, LLC



By: William Nash, Owner

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 13 day of may, 2008  
by William Nash as Owner of Nash Properties, LLC, on behalf of the .



Notary Public for Oregon  
My commission expires: 12-3-10

