



07/30/2008 03:12:34 PM

Fee: \$31.00



THIS SPACE

After recording return to:
Jose Refugio Castro Avila
1865 Academy
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Jose Refugio Castro Avila
1865 Academy
Klamath Falls, OR 97601

File No.: 7021-1254511 (ALF)
Date: July 08, 2008

STATUTORY WARRANTY DEED

J.R.C.A

Nash Properties LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to **Jose Refugio Castro Avila**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. 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 **\$152,000.00**. (Here comply with requirements of ORS 93.030)

of year
for easem
of a

F31-

APN: R213049

Statutory Warranty Deed
- continued

File No.: 7021-1254511 (ALF)
Date: 07/08/2008

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 25 day of July, 2008

Nash Properties LLC, an Oregon Limited Liability Company

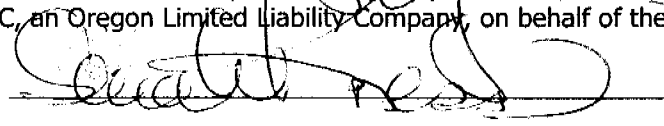


By: Bill Nash, Owner



STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25 day of July, 2008 by Bill Nash as Owner of Nash Properties LLC, an Oregon Limited Liability Company, on behalf of the .



Notary Public for Oregon
My commission expires: 10/16/2010

APN: **R213049**

Statutory Warranty Deed
- continued

File No.: **7021-1254511 (ALF)**
Date: **07/08/2008**

EXHIBIT A

LEGAL DESCRIPTION:

Lots 6 and 7 in Block 76 of Buena Vista 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, and a portion of Lot 5 in Block 76, described as follows:

Beginning at the most Easterly corner of Lot 7 Block 76; thence South $52^{\circ}16'30''$ East a distance of 4.70 feet; thence Southwesterly to a point on the Southwesterly line of Lot 5 Block 76, which point is South $52^{\circ}36'30''$ East 1.65 feet from the most Southerly corner of Lot 6 Block 76; thence North $52^{\circ}36'30''$ West along said Southwesterly line of Lot 5 Block 76, to the most Southerly corner of Lot 6; thence North $37^{\circ}23'30''$ East along the Southeasterly line of Lots 6 and 7 Block 76 to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008