

2008-014842

Klamath County, Oregon



00055607200800148420020029

11/03/2008 12:04:48 PM

Fee: \$26.00



After recording return to:
John H. Mynear and Phyllis L. Mynear
1436 Sargent
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
John H. Mynear and Phyllis L. Mynear
1436 Sargent
Klamath Falls, OR 97601

File No.: 7021-1298501 (ALF)
Date: October 16, 2008

THIS SPACE

STATUTORY WARRANTY DEED

Nash Properties, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to **John H. Mynear and Phyllis L. Mynear, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lots 2 and 3 in Block 4 of Fairview 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 **\$129,500.00**. (Here comply with requirements of ORS 93.030)

F26-

APN: R302345

Statutory Warranty Deed
- continued

File No.: 7021-1298501 (ALF)
Date: 10/16/2008

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 31 day of October, 2008.

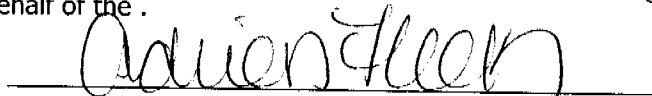
Nash Properties LLC



By: Bill Nash

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 31 day of October, 2008
by Bill Nash as of Nash Properties LLC, on behalf of the .



Notary Public for Oregon

My commission expires: 5-3-10

