

19-1683535

2011-003883

Klamath County, Oregon



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THIS SPACE RE

03/22/2011 02:51:39 PM

Fee: \$47.00

After recording return to:
Dustin D. Coombe
9820 Buesing Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Dustin D. Coombe
9820 Buesing Road
Klamath Falls, OR 97603

File No.: 7021-1683535 (ALF)
Date: February 07, 2011

STATUTORY WARRANTY DEED

William D. Nash and Shannon C. Nash as tenants by the entirety, Grantor, conveys and warrants to **Dustin D. Coombe**, 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:

See Attached Exhibit A Legal Description

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 **\$240,000.00**. (Here comply with requirements of ORS 93.030)

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 18 day of March, 2011.

William D. Nash
William D. Nash

Shannon C. Nash
Shannon C. Nash

STATE OF ~~Oregon~~ ARIZONA)
)ss.
County of ~~Klamath~~ COCHISE

This instrument was acknowledged before me on this 18th day of MARCH, 2011
by **William D. Nash and Shannon C. Nash.**

Nikole Davis
Notary Public for ~~Oregon~~ ARIZONA
My commission expires: APRIL 10, 2013

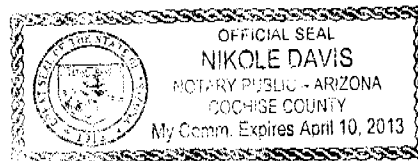


EXHIBIT A

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

A parcel of land situated in the N1/2 NE1/4 of Section 5, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and the SW1/4 SE1/4 of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a 5/8" iron rod marking the quarter corner common to said Sections 5 and 32; thence North 00° 05' 12" East 520.00 feet along the West line of the SE1/4 of said Section 32; thence South 89° 57' 50" East 515.54 feet; thence South 00° 37' 30" East 520.03 feet to a point on the North line of the N1/2 NE1/4 of said Section 5; thence continuing South 00° 37' 30" East, parallel with the West line of the N1/2 NE1/4 of said Section 5, a distance of 1320.98 feet to a point on the South line of the N1/2 NE1/4 of said Section 5; thence North 89° 57' 47" West 522.00 feet along said South line to the Southwest corner of the N1/2 NE1/4 of said Section 5; thence North 00° 37' 30" West 1320.97 feet along the West line of the N1/2 NE1/4 of said Section 5 to the point of beginning.