

1st
2016463-
ALF



After recording return to:
Nash Properties LLC
PO Box 1720
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Nash Properties LLC
PO Box 1720
Klamath Falls, OR 97601

File No.: 7021-2016463 (ALF)
Date: December 28, 2012

2013-002564
Klamath County, Oregon
03/08/2013 03:27:59 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Masako Hachisuka, 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:

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

PARCEL 1:

The Northerly 60 feet and the Westerly 150 feet of the Southerly 85.44 feet of Lot E, Subdivision of Enterprise Tract No. 24 in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Consideration \$785,000.00

Starting at the Northwest corner of Section 3, Township 39 South, Range 9 E.W.M., Oregon; thence S. 00°00 1/2' E. along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75 feet distant at right angles Northeasterly from the center line of the Klamath Falls-Lakeview State Highway, also known as South Sixth Street, as the same is now located and constructed, said parallel line being also the Northerly right of way line of said highway; thence S. 55° 52-1/2' E. along said right of way line 2192.4 feet, more or less, to an iron peg marking the Southwesterly corner of that certain tract of land conveyed to Swan Lake Moulding Company by deed dated May 16, 1968 and recorded in Volume M68 Page 4736 of Klamath County deed records from which peg a cross chiseled in the concrete sidewalk bears S. 34° 07 1/2' W., 10.0 feet; thence N. 34° 07 1/2' East at right angles to Sixth Street 150.0 feet to an iron peg and the true beginning point of this description; thence S. 55° 52 1/2' E. 73.52 feet to an iron peg in the East line of Enterprise Tracts No. 33A; thence N. 00° 21 1/2' E. 132.36 feet along said East line to an iron peg; thence S. 34° 07 1/2' W. 109.92 feet to the place of beginning.


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 **\$785,000.00**. (Here comply with requirements of ORS 93.030)

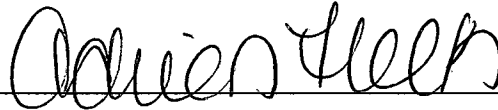
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

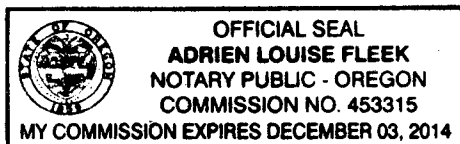
Dated this 6 day of March, 2013


Masako Hachisuka

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 6 day of March, 2013
by **Masako Hachisuka**.





Notary Public for Oregon
My commission expires: 12-3-14