



2014-012596
Klamath County, Oregon
12/05/2014 12:58:12 PM
Fee: \$52.00

After Recording Return to:
**Michael Lewis Williams and
Rhonda Sue Williams**
32950 CIRCLE DR.
PACIFIC CITY, OR 97135
Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

STATUTORY WARRANTY DEED

NASH PROPERTIES LLC, AN OREGON LIMITED LIABILITY COMPANY herein called grantor,
convey(s) and warrant(s) to

**MICHAEL LEWIS WILLIAMS AND RHONDA SUE WILLIAMS, CO-TRUSTEES OF THE
WILLIAMS FAMILY REVOCABLE TRUST DATED APRIL 28, 2004:**

herein called grantee, all that real property situated in the County of **KLAMATH** , State of Oregon,
described as:

See Attached Legal Description

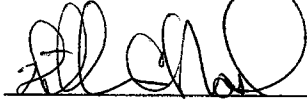
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and
apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property
taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully
claim the same, except as shown above.

The true and actual consideration for this transfer is **\$886,000.00**.

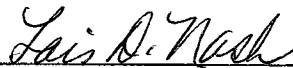
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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: December 4 2014

NASH PROPERTIES, LLC AN OREGON LIMITED LIABILITY COMPANY



WILLIAM C. NASH, MEMBER



LOIS D. NASH, MEMBER

STATE OF OREGON, County of Klamath) ss.

On December 4 2014, personally appeared the above named WILLIAM C. NASH and LOIS D. NASH, MEMBERS of NASH PROPERTIES, LLC AN OREGON LIMITED LIABILITY COMPANY and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me: 
Notary Public for Oregon

My commission expires: 11/20/2015

Official Seal

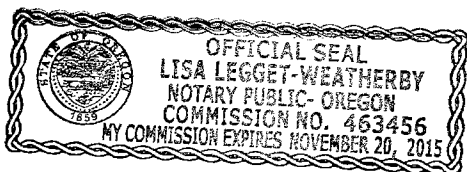


EXHIBIT "A"
LEGAL DESCRIPTION

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 NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO Starting at the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South $00^{\circ}00' 1/2''$ East along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75.0 feet distant at right angles Northeasterly from the center line of the Klamath Falls-Lakeview State Highway, also known as South 6th Street, as the same is now located and constructed, said parallel line being also the Northerly right of way line of said Highway; thence South $55^{\circ}52' 1/2''$ East along said right of way line 2,192.4 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 South $34^{\circ}07' 1/2''$ West 10.0 feet; thence North $34^{\circ}07' 1/2''$ East at right angles to Sixth Street 150.0 feet to an iron peg and the true point of beginning of this description; thence South $55^{\circ}52' 1/2''$ East 73.52 feet to an iron peg in the East line of Enterprise Tract No. 33A; thence North $00^{\circ}21' 1/2''$ East 132.36 feet along the East line to an iron peg; thence South $34^{\circ}07' 1/2''$ West 109.92 feet to the place of beginning.