

187 2548704-ALF



After recording return to:
Mark P Mickelsen
802 Hogue Dr
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Mark P Mickelsen
802 Hogue Dr
Klamath Falls, OR 97601

File No.: 7021-2548704 (ALF)
Date: October 27, 2015

2015-013774
Klamath County, Oregon
12/24/2015 10:34:43 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William C Nash and Lois Dian Nash, Trustees of The William C. Nash Revocable Trust, as to an undivided 1/2 interest and Lois Dian Nash and William C. Nash, Trustees of the Lois Dian Nash Revocable Trust as to an undivided 1/2 interest, Grantor, conveys and warrants to Mark P Mickelsen and Catherine C Seus, not as tenants in common but with full rights of survivorship, 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:

Lot 34, TRACT 1432-QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being a replat of Parcel 2 of Land Partition 27-93 and Lots 18-26, Block 10 of BUENA VISTA ADDITION, situated in the SW1/4 of Section 19 and the NW1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, 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.

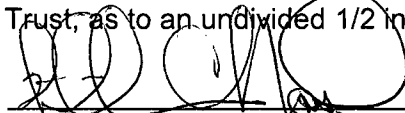
The true consideration for this conveyance is **\$399,950.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

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, 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 11 day of December, 2015

William C Nash and Lois Dian Nash,
Trustees of The William C. Nash Revocable
Trust, as to an undivided 1/2 interest

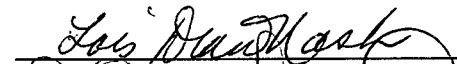


William C Nash, Trustee



Lois Dian Nash, Trustee

Lois Dian Nash and William C. Nash,
Trustees of the Lois Dian Nash Revocable
Trust as to an undivided 1/2 interest



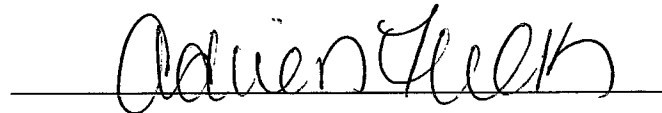
Lois Dian Nash, Trustee



William C Nash, Trustee

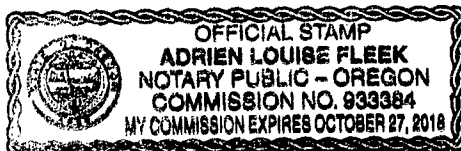
STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11 day of December, 2015
by William C Nash and Lois Dian Nash as trustees of The William C. Nash Revocable Trust, as to an
undivided 1/2 interest, on behalf of the .



Notary Public for Oregon

My commission expires: 10-27-18



APN: **R89186**

Statutory Warranty Deed
- continued

File No.: **7021-2548704 (ALF)**

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11 day of December 2015
by Lois Dian Nash and William C. Nash, as trustees of The Lois Dian Nash Revocable Trust as to an
undivided 1/2 interest, on behalf of the .

Adrien Fleeck

Notary Public for Oregon
My commission expires:

10-27-18

