

Returned at Counter



RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: William C. and Lois Dian Nash P. O. Box 1720 Klamath Falls, OR 97601
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01/04/2019 11:25:25 AM

Fee: \$82.00

Grantor:  
William C. Nash and Lois Dian Nash  
P. O. Box 1720  
Klamath Falls, OR 97601

Grantee:  
William C. Nash and Lois Dian Nash, Trustees  
P. O. Box 1720  
Klamath Falls, OR 97601

- WARRANTY DEED -

William C. Nash and Lois Dian Nash, Grantors, convey and warrant to William D. Nash and Lois Dian Nash, Trustees of the Nash Family Trust dated December 20, 2018, Grantees, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Parcel 1: Lot 22 in Block 3 of Tract 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.


Parcel 2: Lot 2 in Block 17 of North Klamath Falls, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.


SUBJECT TO AND EXCEPTING: All liens, restrictions and encumbrances of record and those apparent upon the land; taxes and assessments.

The true and actual consideration for this transfer is Estate Planning.

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 20<sup>th</sup> day of December, 2017.


  
William C. Nash

  
Lois Dian Nash

STATE OF OREGON       )  
                                  ) ss.  
County of Klamath     )

This instrument was acknowledged before me on December 20, 2018, by William C. Nash and Lois Dian Nash.



  
Notary Public for Oregon  
My Commission expires: 9-7-19