



WARRANTY DEED

## AFTER RECORDING RETURN TO:

GAYLE P. NICHOLSON  
2655 SHASTA WAY #1  
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

ALLAN MATTHEWS hereinafter called GRANTOR(S), convey(s) to GAYLE P. NICHOLSON hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 44, SKYLINE VIEW, in the County of Klamath, State of Oregon.

Code 223 Map 3910-6CB TL 900

"THIS INSTRUMENT WILL 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 APPROVED USES."

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 those apparent on the land, and Trust Deed recorded November 2, 1989 in Book M-89 at page 21111, which Grantee herein hereby assumes and agrees to pay,

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 \$15,000.00.

In construing this deed and where the context so requires, the singular includes the plural.


IN WITNESS WHEREOF, the grantor has executed this instrument this 26th day of March 1993.

  
ALLAN MATTHEWS

STATE OF OREGON, County of Klamath)ss.

On this 26th day of March, 1993,

Personally appeared the above named ALLAN MATTHEWS and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:   
Notary Public for Oregon  
My Commission Expires: 1-15-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 30th day of March A.D. 19 93 at 3:13 o'clock P M., and duly recorded in Vol. M93 of Deeds on Page 6413

FEE \$30.00

Evelyn Biehn, County Clerk  
By 