

## KLAMATH COUNTY TITLE COMPANY

K-46315

**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

GAYLE P. NICHOLSON

conveys and warrants to

WILLIAM WILSON

the following described real property in the County of KLAMATHand State of Oregon

Lot 3 in Block 50 Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Reservations and restrictions of record, rights of ways and easements of record, and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
2. Trust Deed, including the terms and provisions thereof, recorded March 4, 1994 Volume M94 Page 6799, Mortgage Records of Klamath County, in favor of Calvin C. Webb and Otie C. Webb, husband and wife, which Trust Deed grantee herein does not agree to assume and pay according to the terms and provisions contained therein.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREIN ABOVE.

\*AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 93.930.

The true consideration for this conveyance is \$ 105,000.00 (Here comply with the requirements of ORS 93.099\*)

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 3rd day of March 19 94 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

*Gayle P. Nicholson*  
GAYLE P. NICHOLSON

STATE OF OREGON, County of Klamath ss.  
The foregoing instrument was acknowledged before me  
this 3rd day of March 19 94  
by GAYLE P. NICHOLSON

*Debra Buckingham*  
Notary Public for Oregon  
My commission expires: 12-19-96

After recording return to:  
William Wilson  
1025 Pacific Terrace  
Klamath Falls, Oregon 97601

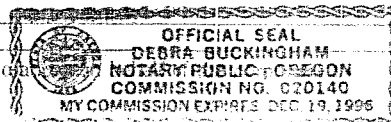
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

William Wilson  
1025 Pacific Terrace  
Klamath Falls, Oregon 97601

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and \_\_\_\_\_  
of \_\_\_\_\_  
a corporate \_\_\_\_\_



Notary Public for Oregon

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.  
on this 4th day of March A.D. 19 94  
at 10:40 o'clock AM, and duly recorded  
in Vol. M94 of Deeds Page 6801  
Evelyn Biehn County Clerk  
By *Debra Buckingham*

Deputy.

Fec, \$30.00