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WARRANTY DEED

-27-94P03 17 RCVD

Vol.m94 Page 30358

00

#03042228 AFTER RECORDING RETURN TU:

GAYLE PAYNE NICHOLSON 2655 Shasta Way, Suite 1 Klamath Falls, or 97603

UNTIL A CHANGE IS REQUESTED ALL TAX Statements to the following address: Same as above

DOUGLAS E. GINTER and SUZI GINTER, husband and wife, hereinafter called GRANTOR(S), convey(s) to GAYLE PAYNE NICHOLSON, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 14, Block 49, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-30AA TL 8100

"THIS INSTRUMENT WILL NO ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF AFPLICABLE 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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, and Trust Deed recorded in Book M-93 at page 1438, 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 \$23,000.00.

)ss.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this  $10^{14}$  day of September, 1994.

| (d)        | Ent 5  | X Sex- Stinter |          |
|------------|--------|----------------|----------|
| DOUGLAS E. | GINTER | SUZI GIANTER   | 1990 - H |
|            |        |                |          |

STATE OF OREGON

County of Lane

The foregoing instrument was acknowledged before me this  $10^{14}$  day of September, 1994, by DOUGLAS E. GINTER and SUZI GINTER. Before me: Notary Public for Oreson 6/21/947.



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## Volution - 202158

TITLE & EUCROW INC. 403012220 ROW INC. AFTES RECOPDING RETURN 10: COMPLEX MICHOLSON OUL WORDLE & FUC ROW INC. approximation of the

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変換す STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of \_ SS. of \_\_\_\_\_\_ A.D., 19 \_\_\_\_\_ at

AFIE AL MICHOLSON GAVLE FACN MICHOLSON 265' SHILL WAY SUITE 3 () SEC. LA LS. LR 9761 Aspen Title Co

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|   | \$32.00                                 |   |  |                                       | Evelyn               | Page            | 30358   | orded in Vol.  | M94                                     | day     |
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