



## WARRANTY DEED

#03042228

AFTER RECORDING RETURN TO:

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 #100

"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 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.

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 10<sup>th</sup> day of September, 1994.

  
DOUGLAS E. GINTER

  
SUZI GINTER

STATE OF OREGON                    )  
  ) ss.  
County of Lane                    )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September, 1994, by DOUGLAS E. GINTER and SUZI GINTER.

Before me:   
Notary Public for Oregon  
My Commission Expires: 6/21/97



