

WARRANTY DEED

ASPEN TITLE #01042280

AFTER RECORDING RETURN TO:
WILLIAM R. NICHOLSON, JR.
C/O 2655 SHASTA WAY, SUITE 1
KLAMATH FALLS, OR 97603

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

NANCY LYNNE WAKEFIELD, hereinafter called GRANTOR(S), convey(s)
to WILLIAM R. NICHOLSON, JR. hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Lot 10 in Block 15, Tract No. 1064, FIRST ADDITION TO GATEWOOD,
in the County of Klamath, State of Oregon.

Code 63, Map 3909-14CA, Tax Lot 1200

"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 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
\$71,500.00.

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

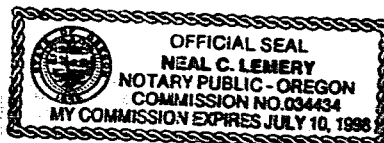
IN WITNESS WHEREOF, the grantor has executed this instrument
this 22nd day of September 1994.

Nancy Lynne Wakefield
NANCY LYNNE WAKEFIELD

STATE OF OREGON)
County of Tillamook) ss.

The foregoing instrument was acknowledged before me this 28
day of September, 1994, by NANCY LYNNE WAKEFIELD.

Before me: Neal C. Lemery
Notary Public for Oregon
My Commission Expires: 7/10/98



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 3rd day
of Oct A.D., 19 94 at 3:29 o'clock P M., and duly recorded in Vol. M94
of Leeds on Page 30856

FEE \$30.00

Evelyn Biehn, County Clerk

By Debra M. Henderson