

# KLAMATH COUNTY TITLE COMPANY P2:03

K-50019-D

## STATUTORY WARRANTY DEED (Individual or Corporation)

WILLIAM WILSON

conveys and warrants to GAYLE PAYNE NICHOLSON Grantor.the following described real property in the County of KLAMATH and State of Oregon. Grantee.

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.

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SUBJECT TO TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, EXECUTED  
BY GAYLE PAYNE NICHOLSON, AS GRANTOR TO KLAMATH COUNTY TITLE CO., AS TRUSTEE  
FOR CALVIN C. WEBB AND OTIE C. WEBB, DATED FEBRUARY 25, 1994, RECORDED  
MARCH 4, 1994, IN VOLUME M94 PAGE 6799, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and  
easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 110,000.00 (Here comply with the requirements of ORS 93.030).

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 30.930.

DATED this 9th day of December 19 96. If a corporate grantor, it has caused its name to be signed by  
resolution of its board of directors.

William Wilson  
WILLIAM WILSON

STATE OF OREGON, County of Klamath ss.  
The foregoing instrument was acknowledged before me  
this 9th day of December 19 96  
by William Wilson

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

After recording return to:  
Gayle Payne Nicholson  
1889 Austin  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Same As Listed Above

NAME, ADDRESS, ZIP

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

by \_\_\_\_\_ and

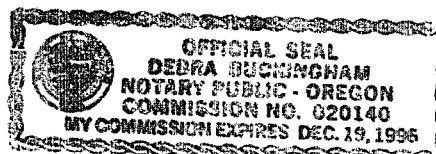
by \_\_\_\_\_

of \_\_\_\_\_

a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE



38576

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 11th day  
of December A.D. 19 96 at 2:03 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 38575.

FEE \$35.00

Bernetha G. Letsch County Clerk

By

Kathleen Ross