

97 MAR 25 P3:38



WARRANTY DEED

Aspen Title Escrow #01046069

AFTER RECORDING RETURN TO:
 GAYLE PAYNE NICHOLSON
 C/O 1889 Austin St.
 Klamath Falls, OR 97603

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

LINDA K. MATTHEWS 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 6 and the West 5 feet of Lot 5, Block 8, THIRD ADDITION TO
 WINEHA GARDENS, in the County of Klamath, State of Oregon.

CODE 143 MAP 3909-1BA TAX LG 10600

"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:

- 1) Covenants, conditions, restrictions, reservations, rights,
 rights of way and easements of record, if any, and apparent
 upon the land, contracts and/or liens for irrigation and/or
 drainage.
- 2) Mortgage, including the terms and provisions thereof,
 in favor of State of Oregon, represented and acting by the
 Director of Veterans' Affairs, recorded September 14, 1981 in
 Book M-81, Page 16251 and Assumption Agreement recorded June
 12, 1987 in Book M-87, Page 10257, both in Microfilm Records,
 Klamath County, Oregon, which Mortgage the Grantee herein
 agrees to assume and pay according to the terms and conditions
 contained therein.
- 3) Trust Deeds, including the terms and provisions thereof,
 in favor of South Valley State Bank, recorded March 7, 1988, in
 Book M-88, Page 3145 and recorded September 9, 1993 in Book
 M-93, Page 22973, all in Microfilm Records, Klamath County,
 Oregon, which Trust Deeds the Grantee herein agrees to assume
 and pay according to the terms and conditions contained therein.
- 4) Mortgages, including the terms and provisions thereof, in
 favor of South Valley State Bank, recorded March 13, 1989 in
 Book M-89, Page 4206 and recorded October 18, 1994 in Book M-94,
 Page 32315, Microfilm Records, Klamath County, Oregon, which
 Mortgages the Grantee herein agrees to assume and pay according
 to the terms and conditions contained therein.

restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land, contracts and/or
 liens for irrigation and/or drainage,

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
 \$100,000.00.

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

Continued on next page

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IN WITNESS WHEREOF, the grantor has executed this instrument
this 25th day of March, 1997.

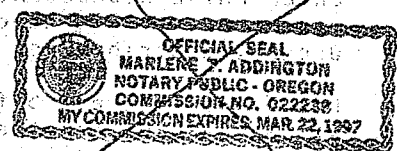
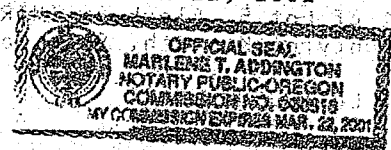
Linda K. Matthews
LINDA K. MATTHEWS

STATE OF OREGON, County of Klamath)ss.

On March 25, 1997, personally appeared Linda K. Matthews who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Marlene T. Addington
Notary Public for Oregon

My Commission Expires: March 22, 2001



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day
of March A.D., 19 97 at 3:38 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 8915

FEE \$35.00

by *Bernetha G. Letsch*
Bernetha G. Letsch, County Clerk

[Faint, mostly illegible text from the reverse side of the document, appearing as bleed-through or a second page. It contains various lines of text, some of which are partially legible, such as "I hereby certify that the foregoing instrument is a true and correct copy of the original as recorded in the office of the County Clerk of Klamath County, Oregon, on March 25, 1997."]