

38873

Vol. m97 Page 17448

'97 JUN -6 P3:22

STATE OF OREGON,  
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

#01046279

AFTER RECORDING RETURN TO:

D. W. DANIELS  
W. J. DANIELS1917 Laurel St  
Klamath FallsUNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEAspen Title & Escrow  
on this 6th day of June A.D., 1997  
at 3:22 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 17448

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

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

The W 1/2 of Lot 16, Block 2, RIVERVIEW, in the County of  
Klamath, State of Oregon.

Code 4 Map 3909-5CD Tax Lot 1400

DWS  
N90  
"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 April 19, 1994 in Book M-94 at page 11677, which  
Grantees herein do not assume nor agree to pay, and Grantor  
holds Grantees harmless therefrom,

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  
\$20,000.00.

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 2nd day of May, 1997.

Gayle Payne Nicholson  
GAYLE PAYNE NICHOLSON

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 6th  
day of June, 1997, by GAYLE PAYNE NICHOLSON.

Before me: Marlene T. Addington  
Notary Public for Oregon-My Commission Expires: 3-22-01

