



57382

91 MAY -1 10:30

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WARRANTY DEED

ATC #03047504
AFTER RECORDING RETURN TO:
CHARLES HENNINGWAY

PO BOX 445
Klamath Falls OR 97601

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

GAYLE PAYNE NICHOLSON hereinafter called GRANTOR(S), convey(s)
to CHARLES HENNINGWAY hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

Lots 26 and 27, Block 3, INDUSTRIAL ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33CA TL 2810

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"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
\$7,900.00.

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 29th day of April, 1998.

Gayle Payne Nicholson
GAYLE PAYNE NICHOLSON

STATE OF OREGON, County of Klamath, ss.

On this 29th day of April, 1998,

Personally appeared the above named GAYLE PAYNE NICHOLSON and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me Charles A. Smith
Notary Public for Oregon
My Commission Expires: 8/15/00.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow
on this 1st day of May A.D. 1998
at 10:30 o'clock A M. and duly recorded
in Vol. M98 of Deeds Page 14603

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy

