

WARRANTY DEED

ATC #03047539  
AFTER RECORDING RETURN TO:  
DAWNN E. HOUSE  
642 PACIFIC TERRACE  
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)  
and warrants to DAWNN E. HOUSE, hereinafter called GRANTEE(S),  
all that real property situated in the County of KLAMATH, State  
of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

"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, 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  
\$70,000.00.

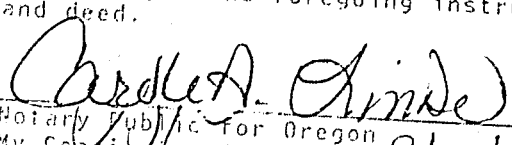
In construing this deed and where the context so requires, the  
singular includes the plural.

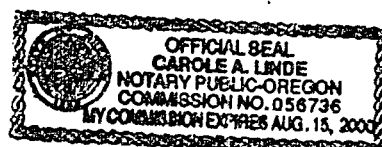
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 1st day of June, 1998.

  
GAYLE PAYNE NICHOLSON

STATE OF OREGON, County of Klamath)ss.

On June 1, 1998, personally appeared GAYLE PAYNE NICHOLSON who  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

  
Notary Public for Oregon  
My Commission Expires: 8/15/00



## EXHIBIT "A"

## PARCEL 1:

The Northeasterly half of Lot 1, Block 39, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Lot 1, Block 39, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS; thence in a Southwesterly direction along the South line of Earle Street a distance of 75 feet; thence at right angles to the last mentioned course and in a Southeasterly direction a distance of 50 feet to the line between Lots 1 and 2 of said Block 39 aforesaid; thence along said line between Lots 1 and 2 in a Northeasterly direction 75 feet to the Southeasterly corner of said Lot 1 of said Block 39 aforesaid; thence in a Northwesterly direction along the Westerly line of Pacific Terrace 50 feet to the point of beginning.

## PARCEL 2:

All that portion of Lot 2, Block 39, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Northerly corner of said Lot 2, running thence in a Southwesterly direction along the line between Lots 1 and 2 of said Block, 75 feet; thence in a Southeasterly direction parallel with the Northeasterly line of said Lot, 33 feet 4 inches; thence in a Northeasterly direction parallel with the Northwesterly line of said Lot, 75 feet to the Southerly line of Pacific Terrace; thence Northwesterly 33 feet 4 inches to the place of beginning.

CODE 1 MAP 3809-28CA TL 11400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day  
of June A.D., 19 98 at 2:23 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 18449.

FEE \$35.00

By Bernetha G. Leisch, County Clerk