



## WARRANTY DEED

State of Oregon, County of Klamath  
 Recorded 05/17/00, at 3:25 p. m.  
 In Vol. M00 Page 17931  
**Linda Smith,**  
 County Clerk Fee \$ 21.00

ASPEN TITLE ESCROW NO. 01050930

AFTER RECORDING RETURN TO:  
 SHAYNA JO SCHULTE  
 AARON MICHAEL SCHULTE  
 6212 CLIMAX AVENUE  
 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 SHAYNA JO SCHULTE and AARON MICHAEL SCHULTE  
 Husband and Wife, 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  
 WINEMA GARDENS, in the County of Klamath, State of Oregon.

Code 143, Map 3909-18A, Taxlot 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 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  
 \$104,600.00

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 17th day of May, 2000.

*Gayle Payne Nicholson*  
 GAYLE PAYNE NICHOLSON

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 17th  
 day of May, 2000, by Gayle Payne Nicholson who acknowledged  
 the foregoing instrument to be her voluntary act and deed.

Before me: *Vickie Blankenburg*  
 Notary Public for Oregon  
 My Commission Expires: 7-01-2001

