

'01 JUN 21 PM3:10



Vol. M01 Page 29883

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042292

AFTER RECORDING RETURN TO:
JULIE ANN MATTHEWS
220 Washington Street
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 JULIE ANN MATTHEWS, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

Lot 8 in Block 6 of EWAUNA HEIGHTS ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.
TOGETHER WITH 1/2 of vacated alley adjacent to said Lot 8,
vacated by Ordinance No. 5229, recorded September 7, 1961 in
Book 332 at Page 169, Deed Records of Klamath County, Oregon.

Code 1, Map 3809-32BD, Tax Lot 800

"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.
- 2) Trust Deed, including the terms and provisions thereof,
recorded September 18, 1987, in Book M-87, Page 17069, in favor
of Klamath First Federal Savings and Loan Association, which
Trust Deed the Grantee herein DOES NOT agree to assume and pay
and Grantor holds Grantee harmless therefrom.
- 3) Trust Deed, including the terms and provisions thereof,
recorded March 8, 1991, in Book M-91, Page 4203, in favor of
South Valley State Bank, which Trust Deed the Grantee herein
DOES NOT agree to assume and pay and Grantor holds Grantee
harmless therefrom.
- 4) Trust Deed, including the terms and provisions thereof,
recorded February 12, 1992, in Book M-92, Page 2948, in favor
of South Valley State Bank, which Trust Deed the Grantee herein
DOES NOT agree to assume and pay and Grantor holds Grantee
harmless therefrom.
- 5) Trust Deed, including the terms and provisions thereof,
recorded January 13, 1993, in Book M-93, Page 1003, in favor of
South Valley State Bank, which Trust Deed the Grantee herein
DOES NOT agree to assume and pay and Grantor holds Grantee
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
\$47,000.00.

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

58894

264

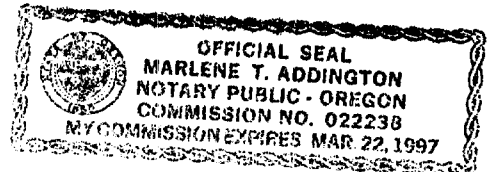
IN WITNESS WHEREOF, the grantor has executed this instrument
this 29th day of September, 1994.

GAYLE PAYNE NICHOLSON

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 29th day of September, 1994, by GAYLE PAYNE NICHOLSON.

Before me: W. Arlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



State of Oregon, County of Klamath
Recorded 06/21/01, at 3:10 p. m.
In Vol. M01 Page 29883
Linda Smith,
County Clerk Fee \$ 26⁰⁰