

01 AUG 29 PM 3:26



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 44181

After recording return to:

Gayle Nicholson

403 MAIN

KLAMATH Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Gayle Nicholson

Same

Escrow No. K57500S

Title No. K57500-S

STATUTORY WARRANTY DEED

Robert F. Sterritt, Grantor, conveys and warrants to Gayle Payne Nicholson, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

Together with 1979 CRNPT Mobile Home,

License # X164416, a 1973 CCNCO Mobile Home, License # X81716, and a 1959 ZIMMR Mobile Home, License # X177425

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 30.930.

The true consideration for this conveyance is \$90,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 17th day of August 2001.

Robert F. Sterritt

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 17th day of August, 2001
by Robert F. Sterritt



Notary Public for Oregon

My commission expires 8-2-03

K26

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the center of Section 12, Township 39 South, Range 8 East of the Willamette Meridian; thence North 690 feet; thence North 89°49' West for a distance of 990 feet to the Southeast corner of the tract of land herein conveyed; thence North 600 feet; thence North 89°49' West 330 feet; thence South 600 feet; thence South 89°49' East for a distance of 330 feet to the point of beginning, Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 08/29/01 at 3:26 p m.
In Vol. M01 Page 44181
Linda Smith,
County Clerk Fee\$ 26⁰⁰