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STATE OF OREGON, \_\_\_\_\_

William R. Nicholson, Jr.  
 17408 Cougar Ridge Road  
 Klamath Falls, Oregon 97603  
Grantor's Name and Address  
 Gayle Payne Nicholson  
 P.O. Box 5172  
 Klamath Falls, Oregon 97601  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Gayle Payne Nicholson  
 P.O. Box 5172  
 Klamath Falls, Oregon 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Gayle P. Nicholson  
 P.O. Box 5172  
 Klamath Falls, Oregon 97601

SPACE RESERVED  
 FOR  
 RECORDER'S USE

State of Oregon, County of Klamath  
 Recorded 06/13/2002 3:40 p. m.  
 Vol M02. Pg 34670  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

William R. Nicholson, Jr.

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Gayle Payne Nicholson

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 2 in Block 1 of FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):  
no exceptions

\_\_\_\_\_, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ consideration. ~~XXXXXX, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the ☐ interest ☐ consideration.~~ (The sentence between the symbols ☐, if not applicable, should be deleted. See ORS 93.030.)

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

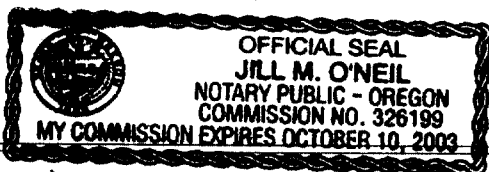
In witness whereof, the grantor has executed this instrument this 13th day of June, 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

*William R. Nicholson, Jr.*  
 William R. Nicholson, Jr.

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on 6-13-02  
 by William R. Nicholson, Jr.



*Jill M. O'Neil*  
 Notary Public for Oregon  
 My commission expires 10/10/03