

04 JUN 11 PM 3:23

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After Recording Return to:

SILVIA CAMPOS

1735 Carlson Dr.
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 06/11/2004 3:23 p m
Vol M04 Pg 37704
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the address shown above.

Aspen 59345MA
WARRANTY DEED
(INDIVIDUAL)

GAYLE PAYNE NICHOLSON, herein called Grantor, convey(s) to SILVIA CAMPOS, herein call Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Northerly 80 feet of Lot 13, WINEMA GARDENS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 a Trust Deed, including the terms and provisions thereof dated June 27, 2002, recorded July 2, 2002, in Book M-02, Page 38018, Mortgage records of Klamath County, Oregon, which Trust Deed the Grantee herein does not agree to assume and pay, and Grantor hereby holds Grantee harmless therefrom. Grantor further states that said Trust Deed shall be paid in full at the time of, or prior to, payment in full of the All-inclusive Note from Grantee herein in favor of Grantor herein secured by the All-inclusive Trust Deed being recorded immediately subsequent to the recording of this Deed.

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 \$97,000.00.
(here comply with the requirements of ORS 93.930)

cc 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.

Dated: June 7, 2004

Gayle Payne Nicholson
GAYLE PAYNE NICHOLSON

STATE OF OREGON, County of Klamath) ss.

On June 11, 2004 personally appeared the above named Gayle Payne Nicholson, who acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Marlene T. Addington
Notary Public for Oregon
My commission expires: March 22, 2005

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00059345

