

04 NOV 9 PM 2:38

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After Recording Return to:

HUGH DOUGLAS HITE

2435 Lindley Way
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the person and address shown above.

State of Oregon, County of Klamath

Recorded 11/09/04 2:38p m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen: 60388 MA
WARRANTY DEED
(INDIVIDUAL)

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

Lot 2, Block 2, WEST HILLS HOMES, 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 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 **\$158,500.00**.
(here comply with the requirements of ORS 93.930)

ADH
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 November 4, 2004.

Gayle Payne Nicholson

GAYLE PAYNE NICHOLSON

STATE OF OREGON, County of **Klamath**) ss.

On November 5, 2004 personally appeared the above named **GAYLE PAYNE NICHOLSON** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00060288

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

Official Seal

