



After recording return to:  
Paul J. Newman, LLC  
10851 Highway 140E  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Paul J. Newman, LLC  
10851 Highway 140E  
Klamath Falls, OR 97603

File No.: 7021-1120396 (DMC)  
Date: October 11, 2007

2007-018051  
Klamath County, Oregon



10/18/2007 03:40:43 PM

Fee: \$31.00

THIS SPAC

### STATUTORY WARRANTY DEED

**Gayle Payne Nicholson**, Grantor, conveys and warrants to **Paul J. Newman, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. The **2007-2008** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$250,000.00**. (Here comply with requirements of ORS 93.030)

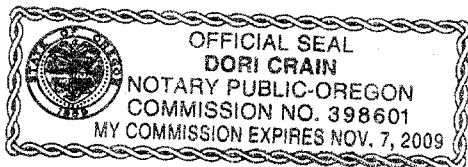
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 12 day of October, 20 07.

Gayle Payne Nicholson by Kathryn E. McAtee  
Gayle Payne Nicholson

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 12 day of October, 20 07  
by **Kathryn E. McAtee as Power of Attorney for Gayle Payne Nicholson.**



[Signature]  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009

APN: **R211951**

Statutory Warranty Deed  
- continued

File No.: **7021-1120396 (DMC)**  
Date: **10/11/2007**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

LOTS 3 AND 4, BLOCK 65 BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPT THE SOUTHERLY 80 FEET THEREOF, AND ALSO EXCEPTING A STRIP ONE FOOT IN WIDTH OFF THE EASTERLY END OR SIDE OF SAID PREMISES HERETOFORE CONVEYED TO THE CITY OF KLAMATH FALLS, OREGON, BY DEED RECORDED IN VOLUME 46, PAGE 155, DEED RECORDS OF KLAMATH COUNTY, OREGON.