

2008-016465

Klamath County, Oregon



00057501200800164650020020

COVER SHEET

ORS: 205.234

12/12/2008 03:15:28 PM

Fee: \$36.00

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

1st 2008

After recording, return to:

First American Title  
404 Main Street  
Klamath Falls OR 97601

The date of the instrument attached is \_\_\_\_\_.

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Warranty Deed

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

Howard Allan Matthews

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

Gayle Payne Nicholson

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ 97,500.00

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

6) RE-RECORDED to correct: To Add additional Trust Deed.  
Previously recorded as: 2008-015185

F26-

2008-015185

Klamath County, Oregon

00055985200800151850010017

11/10/2008 10:57:05 AM

Fee: \$21.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **Howard Allan Matthews**, 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 3, Block 12, NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

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 that certain Deed of Trust in favor of Gayle Payne Nicholson, Trustee for the Susan G. Sweet Revocable Trust, dated the 18<sup>th</sup> day of June, 2003, with any other amounts due and recorded in \*\*\* Volume M03 Page 41990, in the office of the Clerk of Klamath County, Oregon, 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 \$97,500.00.

\*\*\* ALSO TRUST DEED DATED AUGUST 21, 2007 RECORDED OCTOBER 8, 2007 2007 - 017473

In witness whereof, the grantor has executed this instrument this 1st day of October, 2008.

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 PLANING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Howard Allan Matthews  
HOWARD ALLAN MATTHEWS

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on November 10, 2008,  
by Howard Allan Matthews.

Notary Public for Oregon  
My commission expires 9-19-09

Send all tax statements to:  
Gayle Payne Nicholson  
865 Pebblebank Lane  
League City, TX 775730

