

After recording, please return to:
Klamath County Public Works
305 Main Street
Klamath Falls, Oregon 97601

2009-004714
Klamath County, Oregon



00063682200900047140040047

04/03/2009 11:29:04 AM

Fee: \$36.00

Until a change is requested all
tax statements shall be sent to:
Klamath County Public Works
305 Main Street
Klamath Falls, Oregon 97601

WARRANTY DEED

151286607

GAYLE PAYNE NICHOLSON, Grantor, conveys and warrants to **KLAMATH COUNTY**, a political subdivision of the State of Oregon, Grantee, fee title to all that certain real property situated in the County of Klamath and State of Oregon and being more particularly described as follows, to wit:

SUBJECT PARCEL

Described on the attached Exhibit "A".

FREE OF ALL encumbrances, except for easements, conditions and restrictions of record.

IT IS THE INTENT OF THIS DOCUMENT TO CONVEY FEE TITLE.

The true consideration for this conveyance is ~~\$17,650.00~~

20,000.00 *SEN*

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

F41-

IN WITNESS WHEREOF, the above named Grantor, has caused this instrument to be signed.

Dated this 30th day of January, 2009.

TEXAS grk
STATE OF OREGON)
Galveston ss. grk
County of Klamath)

Gayle Payne Nicholson
GAYLE PAYNE NICHOLSON

This instrument was acknowledged before me this 30 day of January, 2009 by Gayle Payne Nicholson.

Quincy Anb Tran
Notary Public

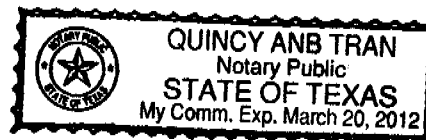


EXHIBIT "A"

NICHOLSON PROPERTY

A parcel of land, situated in the SW1/4 of the NW1/4 of Section 34, Township 38 South, Range 9 East, W.M., Klamath County, Oregon, for public road purposes over and across that portion of Tract 39B, Enterprise Tracts as described in Deed Volume M92, page 27612 and being more particularly described as follows:

A strip of land 25 feet wide lying southerly of, adjoining to and parallel with the existing southerly right of way line of Foothills Boulevard as per Deed Volume M80, page 22370 and shown on Survey #3173 on file in the Klamath County Surveyor's Office. Said parcel contains 0.18 acres more or less.

WAITS MICHELLE A &

KLAMATH PUBLISHING LLC

JOHNSON HOY D

FRANSON LAWRENCE A & BRENDA L

MOSS RANDY

SCHMIDT TRESA L

FOOTHILLS-BLVD

TETRAD LLC

NICHOLSON GAYLE P

Klamath Falls

KLAMATH COUNTY

NICHOLSON GAYLE PAYNE

GRATER LAKE PKWY

S ALAMEDA AVE

KLAMATH COUNTY