

49878

-WARRANTY DEED-

Vol. 178 Page 12473

ERNEST WISEMAN and GRACE WISEMAN, husband and wife, Grantors, warrant and convey to MARION L. CAIN and MARGARET M. CAIN, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A parcel of land situate in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 34, Township 38 South, Range 11 $\frac{1}{2}$ EWM, more particularly described as follows:

Beginning at a point on the West line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 34 which bears North a distance of 1530.0 feet from the 3/4 inch iron pipe marking the Southwest corner of said Section 34; thence continuing North along said West line a distance of 452.85 feet; thence S. 89°52' E a distance of 600.0 feet to a 1/2 inch iron pin; thence South, parallel with the West line of said Section 34, a distance of 451.45 feet to a 1/2 inch iron pin; thence West a distance of 600.0 feet to a 1/2 inch iron pin and the point of beginning; said parcel containing 6.23 acres, more or less

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; 1977-78 taxes are now a lien but not yet payable; 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 Nine Thousand Five Hundred and No/100ths (\$9,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: _____

DATED this 14 day of October, 1977.

Ernest Wiseman
Grace Wiseman

STATE OF OREGON)
) ss.
County of Klamath)

Oct 14, 1977.

Personally appeared the above-named ERNEST WISEMAN and GRACE WISEMAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Ret:
Marion L. Cain
3350 Bristol
Klamath Falls, Oregon
97601

[Signature]
Notary Public for Oregon
My Commission expires: 8-5-79

WILLIAM P. BRANDNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 12th day of June A.D., 19 78 at 2:00 o'clock P M., and duly recorded in Vol. 178 of Deeds on Page 12473.

FEE \$3.00

WM. D. MILNE, County Clerk
By *[Signature]* Deputy