

71A 38-19146-9-7

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR, 97204

1-1-74 73064

WARRANTY DEED

Vol. 1074 Page 20498



KNOW ALL MEN BY THESE PRESENTS, That GRACE L. WISEMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES H. MINER AND BETTY A. MINER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

(See attached legal description)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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

and that grantor will warrant and forever defend the said 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 \$ 1.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31 day of July, 1979, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Grace L. Wiseman
GRACE L. WISEMAN

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
July 31, 1979

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

Personally appeared the above named Grace L. Wiseman

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and acknowledged the foregoing instrument to be her Voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: [Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Wiseman
GRANTOR'S NAME AND ADDRESS

Miner

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Charles H. Miner
Star Route 1
Dairy, OR 97625
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
same as now listed

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.

SPACE RESERVED FOR RECORDER'S USE

I certify that the within instrument was received for record on the day of _____, 19____, at _____ o'clock M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

20498B
All that portion of real property situated in Section 33, T.38S., R.11E., W.M., County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point on the one-sixteenth section line from which the Southwest corner of the S.E. 1/4 of the S.E. 1/4, said Section 33, bears S00°13'15"W, 1,322.60 feet. Thence, N00°13'15"E, 1,236.98 feet to the true point of beginning.

Thence, N00° 13'15"E, 210.00 feet.

Thence, East 207.50 feet.

Thence, S00°13'15"W, 210.00 feet.

Thence, West 207.50 feet to the true point of beginning, containing 1.00 acres more or less.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 28th day of August A.D., 19 79 at 3:23 o'clock P.M., and duly recorded in Vol M79, of Deeds on Page 20498.

FEE \$7.00

WM. D. MILNE, County Clerk

By Annetha D. Kelch Deputy