

87495

-WARRANTY DEED-

Vol. 80 Page 14045

ERNEST E. WISEMAN and GRACE L. WISEMAN, husband and wife, Grantors, warrant and convey to DONALD D. PHELPS and VIOLA PHELPS, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 2, Block 6, Tract No. 1035, GATEWOOD, in the County of Klamath, State of Oregon

SUBJECT TO AND EXCEPTING:

- (1) Regulations, including levies, liens and utilities assessments of the City of Klamath Falls;
- (2) Set back provisions as delineated on the recorded plat, 25 feet from front lot line on all lots and 20 feet along side street lines;
- (3) Utility easements as delineated on the recorded plat;
- (4) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Gatewood;
- (4) 1980-81 taxes are now a lien but not yet payable;
- (5) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Fifty Eight Thousand Nine Hundred and No/100ths (\$58,900.00) DOLLARS.

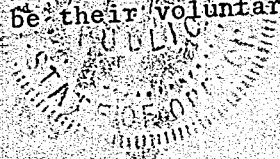
Until a change is requested, all tax statements shall be mailed to Grantees at:

DATED this 25th day of July, 1980.

Ernest E. Wiseman  
Grace L. Wiseman

STATE OF OREGON )  
County of Klamath ) ss. July 25, 1980.

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



W. D. Milne  
Notary Public for Oregon  
My Commission expires: 3-22-81

Return To: Mr. & Mrs. Donald D. Phelps  
4817 Driftwood, City 97601

Tape To: Dept. of Veterans' Affairs  
1225 Ferry S.E.  
Salem, OR 97310

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 July, A.D., 1980 at 4:15 o'clock P M., and duly recorded in Vol. M80 of Deeds on Page 14045.

FEE \$3.50

WM. D. MILNE, County Clerk  
By Bernice Shetch Deputy

780 JUL 28 PM 4 15