

01275

WARRANTY DEED

Vol. 78 Page 20020

GRACE L. WISEMAN, Grantor conveys and warrants to KENNETH L. JESPERSEN, LORNA C. JESPERSEN, LAWRENCE C. JESPERSEN, JR. and V. MAUREEN JESPERSEN, each an undivided one-fourth interest, as tenants in common, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

PARCEL 1:

A tract of land situated in Section 33, T38S, R11 1/2 E, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of said Section 33 from which the Southeast corner of the Section bears S00 degrees 02' 28" W 1320.00 feet; thence N 00 degrees 02' 28" E. along said East line 510.00 feet; thence, leaving said East line, West 350.10 feet, thence North 1216.35 feet to a point on the Southerly right of way line of the Klamath Falls-Lakeview Highway; thence Westerly along said right of way line 442.12 feet to a 5/8" iron pin; thence leaving said right of way line, South 1607.06 feet; thence East 774.03 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
3. No liability is assumed if a financing statement is filed in the office of the County Clerk covering fixtures wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block.
4. The rights of the public in and to that portion of the above property lying within the limits of public roadways.
5. An easement created by instrument, including the terms and provisions thereof, dated March 23, 1979, Recorded May 7, 1979, in Volume M79, page 10290, Klamath County Microfilm Records. In favor of Pacific Power & Light Company for overhead electrical circuit affects: exact location not disclosed (Affects a portion of Parcel 1)

The true and actual consideration paid for this conveyance is \$24,500.00.

WITNESS Grantor's hand this 22 day of July, 1980.

Grace L. Wiseman
GRACE L. WISEMAN

80 OCT 14 PM 2 43

STATE OF OREGON)
) ss.
County of Klamath)

20021

Personally appeared GRACE L. WISEMAN and acknowledged
the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1981

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

Unless a change is
requested all future
tax statements shall be
sent to:

~~JESPERSEN-EDGECOOD, JUNIOR~~
c/o Mr. Larry Jespersen, Jr.
Rt. 2 Box 809
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

~~JESPERSEN-EDGECOOD, JUNIOR~~
c/o Mr. Larry Jespersen, Jr.
Rt. 2 Box 809
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.

this 14th day of October A. D. 1980 at 2:43 clock P.M., and

fully recorded in Vol. M80, of Deeds on Page 20020

Fee \$7.00

Wm D. MILNE, County Cl-
By *Bernetha Heloch*

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