

Frontier # 307

91276

Vol. 780 Page 20022

WARRANTY DEED

ERNEST E. 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 2:

A tract of land situated in Section 33, T38S, R 11 1/2 E, W. M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Section 33, thence from said point of beginning S89 degrees 53' 17" W along the South line of said Section 33 1328.19 feet to the Southwest corner of the SE 1/4, SE 1/4 of said Section 33, thence N00 degrees, 13' 15" E. along the West line of said SE 1/4 SE 1/4 713.00 feet, thence S 85 degrees 14' 24" E. 1330.45 feet to the East line of said Section 33, thence S 00 degrees 02' 28" W along the East line of said Section 33 600.00 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.

The true and actual consideration paid for this conveyance is \$22,000.00.

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


ERNEST E. WISEMAN

80 OCT 14 PM 2 43

20023

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared ERNEST E. WISEMAN and acknowledged
the foregoing instrument to be his 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:

~~XXXXXXXXXXXXXXXXXXXX~~
c/o Mr. Larry Jespersen, Jr.
Rt. 2 Box 809
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

~~XXXXXXXXXXXXXXXXXXXX~~
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. 1180, of Deeds on Page 20022

Wm D. MILNE, County Clerk

By Bernetta Heltsch

Fee \$7.00

WARRANTY DEED, PAGE TWO.