

Grantor #307

Vol. 780 Page 20024

91277

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 3:

A tract of land situated in Section 33, T38 S, R 11 1/2 E. W. M., 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 said Section 33, bears S 00 degrees 02' 28" W., 600.00 feet, thence from said point of beginning N 85 degrees, 14' 24" W 1330.45 feet to the point on the West line of the Southeast one quarter of the Southeast one quarter of said Section 33; thence N 00 degrees 13' 15" E along the West line of said SE 1/4 SE 1/4, 609.60 feet; thence East 1324.03 feet to the East line of said Section 33; thence S 00 degrees 02' 28" W along said East line of Section 33 720.00 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 \$18,000.00.

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


ERNEST E. WISEMAN

80 OCT 14 PM 2 43

STATE OF OREGON)
) ss.
County of Klamath)

20025

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-

is 14th day of October A. D. 1980 at 2:43 o'clock P.M., on

by recorded in Vol. M80, of Deeds on Page 20024

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernetha A. Letts

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