

ERNEST WISEMAN AND GRACE WISEMAN

husband and wife as tenants by the entirety, hereinafter called grantor, convey(s) to

JAMES F. COBURN, SR. AND THELMA M. COBURN, husband and wife

as tenants by the entirety all that real property situated in the County

of Klamath, State of Oregon, described as:

A parcel of land situate in the West Half of the Southwest Quarter of Section 34, Township 38 South, Range 11½ East of the Willamette Meridian being more particularly described in legal description attached hereto and made a part hereof shown on EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 6,541.78

\*\*

Dated this 28th day of October, 19 81.

Ernest Wiseman  
Ernest Wiseman

Grace Wiseman  
Grace Wiseman

STATE OF OREGON, County of Klamath ) ss.

October, 19 81 personally appeared the above named ERNEST WISEMAN AND GRACE WISEMAN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Julie Tarrett  
Notary Public for Oregon

My commission expires: 2/14/85

\* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

\*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

# WARRANTY DEED (INDIVIDUAL)

Ernest Wiseman and  
Grace Wiseman

TO

James F. Coburn, Sr.  
and Thelma M. Coburn

After Recording Return to:

TA - Julie Tarrett

STATE OF OREGON, )

) ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of October, 19 81, at 2 o'clock P.M. and recorded in book 1781 on page 18906 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Julie Tarrett Title

By \_\_\_\_\_ Deputy

## LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

A parcel of land situate in the West Half of the Southwest Quarter of Section 34, Township 38 South, Range 11½ East of the Willamette Meridian being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 34; thence North 89°51'27" East along the South line of said Section 34, 630.00 feet; thence leaving said Section line, North, 570.00 feet; thence South 89°51'27" West, 630.00 feet to a point on the West line of said Section 34; thence South along said West line, 570.00 feet to the POINT OF BEGINNING.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly Irrigation District.
2. Rights of the public in and to any portion of the above described property lying within the limits of roads and highways.
3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 13, 1971 in Book M-71, page 7331, Microfilm Records.
4. An easement created by instrument, including the terms and provisions thereof, dated March 28, 1972, recorded March 29, 1972 in Book M-72 page 3293, Microfilm Records, in favor of Pacific Power & Light Co., over the West Half of Southwest Quarter of Section 34, Township 38 South, Range 11½ East of the Willamette Meridian.
5. Unrecorded contract, including the terms and provisions thereof, and such other exceptions as may appear necessary upon the recording thereof,  
 Dated : February 4, 1974  
 Vendor : Ernest Wiseman and Grace Wiseman  
 Vendee : Robert D. Waits and Sandra G. Waits  
 as disclosed by the following assignment:

The vendees interest in said contract was assigned by instrument,  
 Dated : January 15, 1976  
 Recorded : February 5, 1976 Book: M-76 Page: 1701  
 To : William O. Kenney and Bertha B. Kenney.

6. Taxes for 1981-82 are now due and payable in an estimated amount only from the Klamath County Tax Office.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 29th day of October A.D. 1981 at 3:41 o'clock P. M., and  
 duly recorded in Vol. M81, of Deeds on a 18906.

By Evelyn Biehn, County Clerk

Fee \$8.00