

21451

WARRANTY DEED

Vol. m83 Page 4040

ERNEST WISEMAN and GRACE WISEMAN, husband and wife, hereinafter called grantor, conveys to W. T. WALTERS and SUE WALTERS, husband and wife, all that real property situate in the County of Klamath State of Oregon, described as:

A parcel of land situate in the SW 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more specifically described as follows: Commencing at the Northwest corner of the SW 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian; thence Easterly along the North line of the SW 1/4 NW 1/4 of said Section 34, 430.81 feet to the point of beginning for this description; thence continuing Easterly along the North line of the SW 1/4 NW 1/4 of said Section 34, 631.19 feet to the Northwest corner of that certain parcel of land described in Deed Volume 66 at page 552 of Klamath County Deed Records; thence Southerly along the West boundary of the aforementioned tract of land 51.56 feet to a point on the Northerly right-of-way line of State Highway No. 140; thence South 60°48'50" West along said right-of-way line 638.13 feet; thence leaving said right-of-way line North 11°32'30" West 370.24 feet to the point of beginning.

and covenant that grantor is the owner of the above described property free of all encumbrances except, reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water user and sanitation districts; 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 Four Thousand Five Hundred Twenty-Six and 50/100ths (\$4,526.50) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 20 day of April, 1971.

STATE OF OREGON)
County of Klamath) ss.
April 20, 1971.

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

Sidney T. Tucker
Notary Public for Oregon
My Commission expires: April 9, 1973

WM. P. BRANDSNESS
ATTORNEY AT LAW
KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH :ss
I hereby certify that the within instrument was received and filed for record on the 16th day of March A.D., 1983 at 1:37 o'clock P M, and duly recorded in Vol M83, of Deeds on page 4040.

Fee \$ 4.00

EVELYN BIEHN COUNTY CLERK
by Bernetha W. Litsch Deputy