

aw
vw
EARNEST E. WISEMAN and GRACE L. WISEMAN, as tenants by the entirety
hereinafter called grantor, convey(s) to
ALBERT E. WISEMAN and VALLERIE J. WISEMAN, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

The Northeasterly 55 feet of Lot 3 and the Southwesterly 55 feet of Lot 4, MOYINA, in
the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, liens, assessments, rights of way and
easements of the South Suburban Sanitary District. 2. Restrictions, reservations,
conditions, easements and set back lines, as set out on the plat and in the dedication
of Moyina. 3. Right of Way, including the terms and provisions thereof, recorded April
5, 1940 in Deed Book 128 at page 627, in favor of Pacific Power & Light Company.
4. Mortgage, including the terms and provisions thereof, with interest thereon and such
future advances as may be provided therein, given to secure the payment of \$33,250.00,
dated November 10, 1975, recorded November 12, 1975 in Book M-75 at page 14174, James
F. Coburn and Thelma M. Coburn, Mortgagor and State of Oregon, acting through the
Director of Veterans' Affairs, Mortgagee, which Grantees herein assume and agree to pay.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD
CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

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 \$ 30,588.18 .*

Dated this 14th day of September 1984.

Earnest E. Wiseman
Grace L. Wiseman

STATE OF OREGON, County of Klamath) ss.

September 19, 1984 personally appeared the above named
Earnest E. Wiseman and Grace L. Wiseman and acknowledged the foregoing
instrument to be Their voluntary act and deed.

Before me:

W. Ardene V. Addington
Notary Public for Oregon
My commission expires: 3-22-85

- * 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)

Earnest E. Wiseman

Grace L. Wiseman

TO

Albert E. Wiseman

Vallerie J. Wiseman

After Recording Return to:
Mr. & Mrs. Albert E. Wiseman
6239 Cherry Way
Klamath Falls, OR 97603

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record
on the 20th day of September, 1984,
at 10:43 o'clock A.M. and recorded in book M84
on page 16281 Records of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BLEHN

KLAMATH COUNTY CLERK

Title

By Pam Smith

Deputy

Fee: \$4.00 Index: \$1.00