

43487

WARRANTY DEED

Vol. 15-K Page 19762

KNOW ALL MEN BY THESE PRESENTS, That MAUDE A. KISIAH and JAMES A. KISIAH;
as tenants in common
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HUGH A. WOSNUM and
ADA R. WOSNUM, husband and wife
hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT as shown
on the reverse of this deed and those of record and apparent upon the land, if any,
as of the date of this deed,

and that
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of November, 1984;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation
affix corporate seal)



OFFICIAL SEAL
LORFE A. MARTIN
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires JAN 17, 1986

STATE OF OREGON,

County of

CLATSOP

ss.

11-19, 1984

Personally appeared the above named

Maude A. Kisiah, individually, and
as attorney in fact for James A.

Kisiah and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 1-17-90

Maude A. Kisiah

James A. Kisiah

James A. Kisiah, by Maude A. Kisiah, his

Attorney in fact

STATE OF OREGON, County of

CLATSOP

11-19, 1984

Personally appeared MAUDE A. KISIAH

and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of

, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in be-

half of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Maude A. Kisiah & James A. Kisiah

16444 Bolsa Chico #43

Huntington Beach, CA 92649

GRANTOR'S NAME AND ADDRESS

Hugh A. Wosnum and Ada R. Wosnum

P.O. Box 297

Tulelake, CA 96134

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of , 19 ,

at o'clock M., and recorded
in book on page or as
file/roll number

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By Deputy

7070E

78184
19768

DESCRIPTION

Those portions of Lots 30, 31 and 32, of INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which marks the Northeast corner of Lot 32; thence South $0^{\circ} 13'$ East along the East line of Lots 32, 31 and 30, a distance of 203.22 feet to an iron pin marking the Southeast corner of Lot 30, thence North $71^{\circ} 27'$ West along the South line of Lot 30, a distance of 79.7 feet to an iron pin; thence North $0^{\circ} 13'$ West a distance of 193.2 feet to an iron pin which lies on the North line of Lot 32; thence South $78^{\circ} 23'$ East along the North line of Lot 32 a distance of 77.14 feet, more or less to the point of beginning.

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. Irrigation laterals and drains along the Northern and Eastern lot lines of Lot 32 and along the Eastern lot line of Lots 30 and 31, as shown on dedicated plat.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 23rd day of November A.D. 1984 at 1:46 o'clock A.M., and
duly recorded in Vol. M84 of Deeds on Page 19767

EVELYN BIEHN, County Clerk

By Bernetha J. Letch

Fee \$8.00

Index 1.00