

49893

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

JOHN H. MALAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERNEST E. WISEMAN and GRACE L. WISEMAN, husband and wife 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: The E 1/2 E 1/2 of Lot 9 in Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

"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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 2,500.00

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 14th day of June, 1985; 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)

JOHN H. MALAN

STATE OF OREGON
County of Klamath
June 14, 1985

Personally appeared the above named JOHN H. MALAN

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of _____, 19____) ss.

Personally appeared _____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the secretary of _____

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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

John H. Malan

1422 N. Hwy
Sylmar, CA 91342

GRANTOR'S NAME AND ADDRESS

Ernest E. Wiseman & Grace L. Wiseman
1107 Carlson Dr.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____

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

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

MOUNTAIN TITLE COMPANY INC.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of the streets, roads, or highways.
2. Grant of Right of Way to The California Oregon Power Company, a California corporation, to erect, construct, repair, replace, maintain, and use towers and wires for transmission and distribution of electricity, recorded in Volume 93, page 552, Records of Klamath County, Oregon.
3. Easement for joint user airstrip, as recorded in Volume M71, page 6104, Microfilm Records of Klamath County, Oregon, as follows:
"Grantor grants to grantee, and grantee's successors, a 50 foot wide easement for joint use airstrip and all other airstrip purposes running East to West and West to East, in a 250 foot wide clear zone in the North 1/2 of Lot No. 9, Section 14, Township 36 South, Range 10 East of the Willamette Meridian and in the North 1/2 of Lots 11 and 12, Section 13, Township 36 South, Range 10 East of the Willamette Meridian and grantor reserves a like easement in the North 1/2 of property herein conveyed."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .
this 14th day of June A. D. 19 85 at 3:22 o'clock P. M., and
duly recorded in Vol. M85, of Deeds on Page 9033
By Bernetha J. Helich EVELYN BIEHN, County Clerk

Fee: \$9.00