

56041

-WARRANTY DEED-

Vol. 1485 Page 19817

DONALD D. PHELPS and VIOLA PHELPS, husband and wife, Grantors,
convey and warrant to ERNEST E. WISEMAN and GRACE L. WISEMAN, husband
and wife, Grantees, the following described real property situate in
Klamath County, Oregon, free of all encumbrances, except as specifi-
cally set forth herein:

Lot 6, Block 8, PLEasant VIEW TRACTS, in the County
of Klamath, State of Oregon, EXCEPTING that part
deeded to Klamath County for roadway

SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals of Enterprise Irrigation
District; (2) Regulations, including levies, liens and utility assess-
ments of the City of Klamath Falls; (3) Regulations, including levies,
liens, assessments, rights of way easements of the South Suburban San-
itary District; (4) 1980-81 taxes are now a lien but not yet payable;
(5) Reservations, restrictions, easements and rights of way of record
and those apparent upon the land.

The true and actual consideration for this transfer is Forty Two
Thousand and No/100ths (\$42,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to
Grantees at:

DATED this 25th day of July, 1980.

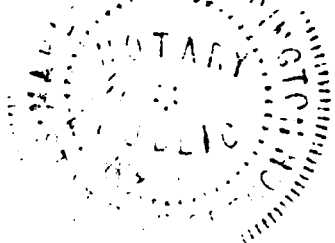
Donald D Phelps

Viola Phelps

STATE OF OREGON)
County of Klamath)

ss. July 25, 1980.

Personally appeared the above-named DONALD D. PHELPS and VIOLA
PHELPS, husband and wife, and acknowledged the foregoing instrument
to be their voluntary act. Before me:



Marlene J. Addington
Notary Public for Oregon
My Commission expires: 3-22-81

*after recording, sent to
Ernest E. Wiseman
1107 Carlson Ave
Klamath Falls, OR
91625*

WILLIAM P. BRANDNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 5th day
of December A.D., 19 85 at 8:59 o'clock A M., and duly recorded in Vol. 1485
of _____ Deeds on Page 19817

FEE \$5.00

Evelyn Biehn, County Clerk
By [Signature]