

KNOW ALL MEN BY THESE PRESENTS, That GRACE WISEMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD E. McGEE, JR., 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 appertaining, 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

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 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 \$ 19,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If the premises between the symbols @ is 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 5th day of March, 1987; 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.

Grace Wiseman

If executed by a corporation, affix corporate seal

STATE OF OREGON, ) ss.

County of Klamath

1987

Personally appeared the above named

Grace Wiseman

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

STATE OF OREGON, County of ) ss.

Personally appeared

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 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

Commission expires: 8/16/88

GRACE WISEMAN

GRANTOR'S NAME AND ADDRESS

HOWARD E. MCGEE, JR.

PO Box 195

Dayton, OR 97625

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, ) ss.

County of

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.

Recording Officer

By

Deputy

# DESCRIPTION

A tract of land situated in Section 33, Township 38 South, Range 11½ East, Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the one-sixteenth section line from which the SW corner of the SE¼ SE¼ of said Section 33 bears S00° 13' 15" West, 1322.60 feet; thence N00°13'15" East on said one-sixteenth line, 1636.98 feet to a point on the south right of way line of the Klamath Falls-Lakeview Highway; thence Easterly on said right of way line, along the arc of a curve to the left (Radius=1482.40) 547.63 feet; thence, leaving said right of way line, South 1607.06 feet; thence, West 550.00 to the point of beginning,

EXCEPTING THEREFROM, all that portion of real property situated in Section 33, Township 38 South, Range 11½ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point on the one-sixteenth section line from which the Southwest corner of the SE¼ of the SE¼ said Section 33, bears South 00°13'15" West, 1,322.60 feet; thence North 00°13'15" East, 1,236.98 feet to the true point of beginning; thence North 00°13'15" East, 210.00 feet; thence East 207.50 feet; thence South 00°13'15" West, 210.00 feet; thence West 207.50 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 5th day  
of March A.D., 19 87 at 2:00 o'clock P M., and duly recorded in Vol. M87  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 3535  
Evelyn Biehn, County Clerk  
By Ann Smith

FEE \$14.00

