

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

RODGER'S
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ERNEST E. WISEMAN and GRACE L. WISEMAN
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:
Beginning at an iron pin on the East line of Tract No. 10 in De Witt HOME TRACTS, which lies South 89° 44' West a distance of 1354.6 feet and South 680.3 feet and South 89° 22' West a distance of 30 feet and 7, Township 39 South, Range 9 East of the Willamette Meridian, and Section 12, Township 39 South, Range 8 East of the Willamette Meridian, and running thence South 89° 22' West a distance of 120 feet to an iron pin; thence South 60 feet to an iron pin; Thence North 89° 22' East a distance of 120 feet along the East line of the above mentioned tract 10; or less to the point of beginning, said tract being a portion of the NW 1/4 of SE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon, known as Tract H.

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

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 \$ 10,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 8 day of April, 1988;
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.

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.

STATE OF OREGON,
County of Klamath } ss.
April 8, 1988

STATE OF OREGON, County of } ss.
Personally appeared _____, 19____

Personally appeared the above named
Joe H. Rodgers and Gloria J. Rodgers
and acknowledged the foregoing instrument to be their voluntary act and deed.

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: 4/1/90

Notary Public for Oregon
My commission expires: _____

JOE H. and GLORIA J. RODGERS
4359 Summers Lane
Klamath Falls, Oregon 97603

ERNEST E. and GRACE L. WISEMAN
1107 Carlson Drive
Klamath Falls, Oregon 97603

ERNEST E. and GRACE L. WISEMAN
1107 Carlson Drive
Klamath Falls, Oregon 97603

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

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of April, 1988, at 4:05 o'clock p.m., and recorded in book/reel/volume No. 1488 on page 5361 or as fee/file/instrument/microfilm/reception No. 86053. Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Bernetha A. Smith Deputy

Fee \$10.00