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ASPEND 33536

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WARRANTY DEED

AFTER RECORDING RETURN TO:
HAL D. JOHNSON, JR.
DEANA R. JOHNSON
3830 Kelley Drive
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ERNEST E. WISEMAN and GRACE L. WISEMAN, husband and wife
hereinafter called GRANTOR(S), convey(s) to HAL D. JOHNSON, JR.
and DEANA R. JOHNSON, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 3 in Block 2, KELENE GARDENS, in the County of Klamath, State of
Oregon.

Tax Account No.: 041-3909-015AA-02200; Key No. 576923

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Taxes for the
fiscal year 1989-'90, a lien not yet payable. 2) Conditions and
restrictions as shown on the recorded plat of Kelene Gardens.
3) Rules, regulations and statutory powers of Klamath Irrigation
District and South Suburban Sanitary District. 4) Declaration
of Conditions and Restrictions, imposed by instrument recorded
October 14, 1959 in Book 316, page 445.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$35,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 28th day of August, 1989.

Ernest E. Wiseman
ERNEST E. WISEMAN

Grace L. Wiseman
GRACE L. WISEMAN by ERNEST E.
WISEMAN, HER ATTORNEY IN FACT

STATE OF OREGON, County of Klamath)ss.

August 28, 1989.

Personally appeared the above named ERNEST E. WISEMAN and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Carlene L. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.

STATE OF OREGON, County of Klamath)ss.

August 28, 1989.

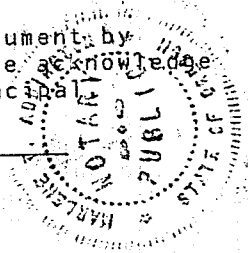
Personally appeared the ERNEST E. WISEMAN, who, being duly sworn
(or affirmed) did say that he is the attorney in fact for GRACE
Continued on next page

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WARRANTY DEED
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L. WISEMAN and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledges said instrument to be the act and deed of said principal.

Before me: W. Lawrence L. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 29th day
of Aug. A.D., 1989 at 3:51 o'clock P M., and duly recorded in Vol. M89
of Deeds on Page 16214.

Evelyn Biehn, County Clerk

By Paulene Muehlenberg

FEE \$13.00

200 WND 50 441 3 21

WITE & EPC 50 W 140

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