

12605

MTC 23183-5

WARRANTY DEED

Vol. magd Page 5229

KNOW ALL MEN BY THESE PRESENTS, That

Charles Leland Cox and Marlene Y. Cox, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Barbara G. Wiseman & Roger L. Wiseman, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 attached made a part herein

"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 lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent to the land as of the date of this deed. Subject to Mortgage in favor of Oregon Department of Veterans' Affairs, Volume M78-Page 27547, which the herein grantees assume and agree to pay 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 \$ 43,500.00

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 19th day of March, 19 90; 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.

Charles Leland Cox  
Charles Leland Cox

Marlene Y. Cox  
Marlene Y. Cox

STATE OF OREGON, County of Klamath 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 \_\_\_\_\_

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: \_\_\_\_\_

STATE OF OREGON, )  
County of Klamath ) ss.  
March 19th, 19 90

Personally appeared the above named \_\_\_\_\_  
Charles Leland Cox and Marlene Y. Cox

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

(OFFICIAL SEAL) Charles G. Fisher  
Notary Public for Oregon  
My commission expires: 6-16-92

Charles Leland Cox and Marlene Y. Cox  
2763 Hope Street  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Barbara G. Wiseman & Roger L. Wiseman  
5433 Shasta Way  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

Barbara G. Wiseman & Roger L. Wiseman

See above address

Barbara G. Wiseman & Roger L. Wiseman

See above address

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.

By \_\_\_\_\_ Recording Officer  
Deputy

MTC NO: 23183-D

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 60 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 60 feet to the point of beginning.

EXCEPTING THEREFROM the West 5 feet thereof, conveyed for road purposes.

Tax Account No: 3809 035DD 01400

## PARCEL 2:

Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 110.33 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 110.33 feet to the point of beginning.

EXCEPTING THEREFROM Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 60 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 60 feet to the point of beginning.

EXCEPTING THEREFROM the West 5 feet thereof, conveyed for road purposes.

Tax Account No: 3809 035DD 01500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day  
of March A.D., 19 90 at 3:06 o'clock P M., and duly recorded in Vol. M90  
of Deeds on Page 5229.

FEE \$33.00

Evelyn Blehn County Clerk

By Pauline Muller