



01034997
WARRANTY DEED

AFTER RECORDING RETURN TO:
CAROLYN L. BURUM and
JOHN P. MEDARIS
P.O. Box 7454
Klamath Falls, OR. 97602

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

ERNEST E. WISEMAN, hereinafter called GRANTOR(S), convey(s) to
CAROLYN L. BURUM and JOHN P. MEDARIS, each as to an undivided
one half interest hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 4 in Block 2 of KELENE GARDENS, in the County of Klamath,
State of Oregon.

Code 41, Map 3909-15AA, TL 2300.

"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." *EB qpm*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Conditions and
restrictions as shown on the recorded plat of Kelene Gardens.
2) Rules, regulations and statutory powers of Klamath Irrigation
District and South Suburban Sanitary District. 3) Declaration
of Conditions and Restrictions recorded October 14, 1959 in Book
316 at page 445. 4) Temporary and/or perpetual Warranty
Clearance Easement, including the terms and provisions thereof,
recorded July 16, 1964 in Book 354 at page 499. 5) Trust Deed,
including the terms and provisions thereof, recorded August 3,
1967, in Book M-67, page 6005, in favor of Commonwealth, Inc.
and subsequently assigned to Goldome Realty Credit Corp., which
Trust Deed the Grantees herein agree to assume and pay according
to the terms and provisions thereof.,

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
\$36,000.00.

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 3rd day of April, 1990.

Ernest E. Wiseman
ERNEST E. WISEMAN

STATE OF OREGON, County of Klamath)ss.

April 3, 1990.

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

Before me: *John P. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1990.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 3rd day
of April A.D., 19 90 at 3:36 o'clock P. M., and duly recorded in Vol. M90,
of Deeds on Page 6066.

Evelyn Biehn, County Clerk
By Rauna Munkers

FEE \$33.00