

29295

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Kenneth L. Jespersen and Lorna C. Jespersen, husband & wife and Lawrence C. Jespersen, Jr. and V. Maureen Jespersen, husband & wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ernest E. 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:

A Tract of land situated in Section 4, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows:

Beginning at the Northeast corner of said Section 4; thence running S 89 degrees 53' 17" E 1328.19 feet to the true point of beginning; thence continuing 448.19 feet; thence S 00 degrees 05' 15" W 1258.28 feet; thence S 89 degrees 41' 06" E 448.49 feet; thence N 00 degrees 05' 15" E 1261.62 feet to the true point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ foreclosing suit. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 6th day of April, 1991; 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,) ss.
County of Klamath)
April 30, 1991

STATE OF OREGON) ss.
County of Klamath)

May 7, 1991.

Personally appeared the above named Kenneth L. Jespersen, Lorna C. Jespersen, Lawrence C. Jespersen, Jr. & V. Maureen Jespersen and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared the above named Lorna C. Jespersen and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me, Vicki L. Young, Notary Public for Oregon, My commission expires: 9-21-92

Vicki L. Young, Notary Public of Oregon, My commission expires: 9-21-92

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording, send to: WILLIAM L. SISEMORE, Attorney at Law, 540 Main Street, Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address: Ernest E. Wiseman, 1107 Carlson Drive, Klamath Falls, OR 97603

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath)

I certify that the within instrument was received for record on the 13th day of May, 1991, at 10:29 o'clock AM., and recorded in book/reel/volume No. M91 on page 8930 or as fee/file/instrument/microfilm/reception No. 29295, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk, NAME TITLE, By Pauline Mullendore Deputy

Fee \$28.00