

OK

41513

WARRANTY DEED

Vol. m92 Page 4016KNOW ALL MEN BY THESE PRESENTS, That CHARLES G. BRIDGES and ARLENE C. BRIDGES

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

ERNEST E. WISEMAN

hereinafter called 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 portion of the NW 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, known as Tract H, more particularly described as follows:

Beginning at an iron pin on the East line of Tract No. 10 in DE WITT HOME TRACTS, which lies South 89 degrees 44' West a distance of 1354.6 feet and South 689.3 feet and South 89 degrees 22' West a distance of 30 feet and South a distance of 420 feet from the quarter section corner common to Section 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 degrees 22' West a distance of 120 feet to an iron pin; thence South 60 feet to an iron pin; thence North 89 degrees 22' East a distance of 120 feet to an iron pin on the East line of the above mentioned Tract 10; thence North along the East line of Tract 10 a distance of 60 feet more or less to the point of beginning.

CODE 7 MAP 3908-12DB TL 2200

Subject to real property taxes for the year 1991-92 which the grantee assumes and agrees to pay.

(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. cancellation of promissory note & trust deed

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.....
 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 18th day of February, 19 92; 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 KlamathFeb 22, 19 92

Personally appeared the above named.....

Charles G. Bridges & Arlene C. Bridges

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon Oct 8, 1994My commission expires: Oct 8, 1994Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of Feb., 19 92, at 9:57 o'clock A.M., and recorded in book/reel/volume No. M92 on page 4016 or as fee/file/instrument/microfilm/reception No. 41513, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Arlene C. Bridges Deputy

Fee \$30.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ernest E. Wiseman
1107 Carlson Drive
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE