



ATC #01039571 WARRANTY DEED

AFTER RECORDING RETURN TO: JAMES R. FAUN and SHIRLEY A. FAUN 3724 Orindale Rd. Klamath Falls, OR 97601

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 JAMES R. FAUN and SHIRLEY A. FAUN, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH 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." - RC 5.A.F

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land.

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 \$34,500.00.

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 18th day of February, 1993.

[Signature of Ernest E. Wiseman]

ERNEST E. WISEMAN

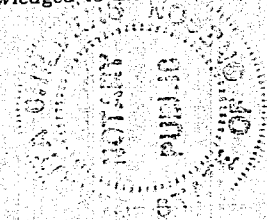
FORM NO. 23 - ACKNOWLEDGMENT STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON, County of Wallowa } ss.

BE IT REMEMBERED, That on this 22nd day of February 1993 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Ernest E. Wiseman

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



[Signature of Clarta Childers] Notary Public for Oregon. My Commission expires 9-19-93

EXHIBIT "A"

A portion of the NW 1/4 of SE 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 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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 1st day of March A.D., 19 93 at 10:41 o'clock A M., and duly recorded in Vol. M93, of Deeds on Page 4118.

By Evelyn Biehn County Clerk
Pauline Mueland

FEE \$35.00