LN #0100443505 ATC #40723

71589

11-19-93P03:45 RCVD

Vol. M43 Page 30747

1.7 2 2

TITLE & ESCROW, INC. WARRANTY DEED (INDIVIDUAL)

MARY C. WEAVER

								hereinafter called grantor.
convev(s) to	ROGER	L.	WISEMAN,	JR.	and	DIANA	Α.	WISEMAN, husband and wife
••••••								all that real property situated in the
County of <u>Klamath</u> , State of Oregon, described as:								

The W_2 of Lot 9, MILLER PARK, in the County of Klamath, State of Oregon. CODE 41 MAP 3909-3AB TL 4200

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAND AND REDULATIOND BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TIFLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OF COUNTY PLANNING DEPART MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except <u>Covenants</u>, <u>conditions</u>, <u>restrictions</u>, <u>reservations</u>, <u>rights</u> <u>of way</u>, <u>nights</u> <u>and</u> <u>easements</u> <u>of record</u>, <u>if any</u>, <u>and</u> <u>those apparent</u> <u>on the land</u>. and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

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 <u>18th</u> day of <u>November</u> 19 93.

Mary C. WEaver Mary &. Weaver STATE OF OREGON, County of ___Klamath)ss. <u>__, 19 93</u> _ November 18 Personally appeared the above named _____Mary C. Weaver and acknowledged the foregoing instrument to be how how will untary act and deed, OFFICIAL SEAL JUDITH L. CALDWELL NOTARY PUBLIC - OREGON COMMISSION NO. 007236 MY COMMISSION EXFIRES AUG. 31, 1995 CER . Before me: Notary Public for Oregon 8-31-95 My Commission Expires: CLASSE CONTRACTOR STATE OF OREGON, Mary C. Weaver C/O KFFSL County of <u>Klamath</u> GRANTOR'S NAME AND ADDRESS I certify that the within instrument was received for record on the 19th day Roger L. Wiseman, Jr. . 119 _ 93 _ Diana A. Wiseman of Deeds of <u>Deeds</u>, 19 93. at <u>3:45</u> o'clock P. M., and recorded C/O KFFSL GRANTEE'S NAME AND ADDRESS In book/reel/volume No. 119.3 on SPACE RESERVED After recording return to: page 30747 or as document/fee/file/ FOR Instrument/microfilm No. _71589 KLAMATH FIRST FEDERAL S&LA RECORDER'S USE 2943 SOUTH SIXTH STREET Record of Deeds of said county. KLAMATH FALLS OR 97603 NAME, ADDRESS, ZIP Witness my hand and seal of County affixed. Until a change is requested all tex statements shall be sent to the following acidress. KLAMATH FIRST FEDERAL S&LA Evelyn Bichn, County Clerk 2943 SOUTH SIXTH STREET By annette Muchles Deputy KLAMATH FALLS OR 97603 FEE:\$30.00 FORM 885-2 5M