

74035

01-05-94P03:26 RCVD

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## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041062

AFTER RECORDING RETURN TO:  
 RUSSELL A. COATS and  
 SARAH LOUISE BELL  
5482 SHASTA WAY  
KLAMATH FALLS, OR 97603

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

ERNEST WISEMAN, hereinafter called GRANTOR(S), convey(s) to  
 RUSSELL A. COATS and SARAH LOUISE BELL, not as tenants in  
 common, but with full rights of survivorship, 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. . . . .

SYB  
RAC  
 "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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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  
 \$8,100.00.

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 27th day of December, 1993.

ERNEST WISEMAN

STATE OF OREGON, County of Wallowa ss.

On December 30th, 1993 personally appeared the above named  
 ERNEST WISEMAN and acknowledged the foregoing instrument to be  
 his voluntary act and deed.

Before me:

Patricia A. Horton  
 Notary Public for Oregon

My Commission Expires: 03-02-96



A parcel of land situate in the W 1/2 SW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the South line of said Section 34 from which the Southwest corner of said Section 34 bears South 89 degrees 51' 27" West 630.00 feet; thence North 89 degrees 51' 27" East along said South line of Section 34, 631.94 feet; thence leaving said section line North 00 degrees 54' 00" West, 451.63 feet to the beginning of a curve; thence along the arc of a 120.00 foot radius curve to the left 186.91 feet (delta = 89 degrees 14' 33"); thence leaving said curve, South 89 degrees 51' 27" West, 504.57 feet; thence South, 570.00 feet to the point of beginning.

CODE 36 MAP 3811-V3400 TL 1200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 5th day  
of Jan A.D., 19 94 at 3:26 o'clock P.M. and duly recorded in Vol. M94  
of Deeds on Page 539  
Evelyn Biehn  
By Pauline Mulvihill County Clerk

FEE \$35.00