

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DAVID W. SOM and PAMELA K. SOM, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEITH BEN WISEMAN and DARLA JEANNE WISEMAN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

Lots 1 and 2 in Block 23 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

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 30.930. 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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed

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 \$60,500.00. The grantor and grantee hereby covenant that the above stated consideration shall be paid in full to the grantor or his heirs, successors and assigns, and that the grantor shall not be bound to refund the same to the grantee or his heirs, successors and assigns, except as may be provided in writing by the grantor.

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 31 day of May, 1994; 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.

STATE OF OREGON, County of Klamath, ss. May 31, 1994

David W. Som
PAMELA K. SOM

Personally appeared the above named: DAVID W. SOM PAMELA K. SOM

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

Before me: Jessica Whitlatch Notary Public for Oregon My commission expires: 11/7/97



STATE OF OREGON, County of ss. The foregoing instrument was acknowledged before me this 31 day of May, 1994, by David W. Som, president, and by Pamela K. Som, secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon My commission expires: (SEAL)

DAVID W. SOM and PAMELA K. SOM
511 So. Rogers
Klamath Falls, Or 97601
KEITH BEN WISEMAN and DARLA JEANNE WISEMAN
428 Roosevelt St.
Klamath Falls, Or 97601
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Klamath Falls, Or 97601

STATE OF OREGON, ss. County of Klamath I certify that the within instrument was received for record on the 31st day of May, 1994, at 11:37 o'clock A. M., and recorded in book M94 on page 17091 or as file/reel number 81889. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Receiving Officer
Doreen Mullender Deputy

Fee \$30.00