

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

BEN K. WISEMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN D. REVIS and DENISE M. REVIS, 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:

SEE EXHIBIT "A" ATTACHED WHICH IS MADE A PART BY THIS REFERENCE HEREOF



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 80.980.

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 \$ 66,000.00

XXXXXX IN EXCHANGE FOR THE SAME AND THE SAID GRANTOR AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS FOREVER. XXXXXX THE GRANTOR HEREBY COVENANTS TO AND WITH THE 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. XXXXXX THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 66,000.00. XXXXXX

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 23 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.

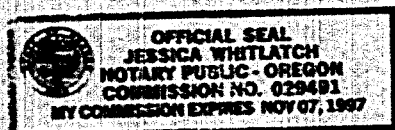
STATE OF OREGON,

County of Klamath ss.
May 23, 1994

Personally appeared the above named
BEN K. WISEMAN

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

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



BEN K. WISEMAN

BEN K. WISEMAN

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

_____, secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was

received for record on the _____

day of _____, 19____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____,

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

STEPHEN D. REVIS and DENISE M. REVIS

12721 Highway 66
Klamath Falls OR 97601

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17101

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land lying in Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a well-established fence corner, which corner is common to lands owned by Colwell, Heim and Hess, and which fence corner lies North 89 degrees 19.9' West 368 feet distant from the Northeast corner of the SE1/4 SW1/4 of Section 29, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence South 89 degrees 19.9' East 368 feet along a well-established fence lying between lands owned by Colwell and Hess; thence along said fence and bearing 413.60 feet to a steel bar; thence along said fence and bearing 30.11 feet; thence South 4 degrees 11.3' East 3029.41 feet to a steel bar, which is the true point of beginning of this description; thence North 72 degrees 14.4' East 296.96 feet to a steel bar; thence South 16 degrees 14.2' East 186.09 feet to a steel bar set in an established fence which lies on the Northwesterly right of way line of the Klamath Falls-Ashland State Highway; thence South 72 degrees 56.4' West 336.43 feet along said fence and right of way line to a steel bar; thence North 4 degrees 11.3' West 189.11 feet to a steel bar which is the true point of beginning.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day
of May A.D. 19 94 at 11:38 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 17100.

Evelyn Biehn County Clerk
By Quinn Miller

FEE \$35.00