

## WARRANTY DEED

MTC39110KR

TIMOTHY C. WISENER and MICHELE L. WISENER, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:

CHERYL SMELSER,

Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

THE N 1/2 OF THE N 1/2 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH,  
RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

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.

The true and actual consideration for this conveyance is \$ 19,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5020 SE MALDEN DRIVE, PORTLAND, OR 97206

Dated this 24 day of September, 1996.

Timothy C. Wisener  
TIMOTHY C. WISENER

Michele L. Wisener  
MICHELE L. WISENER

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA

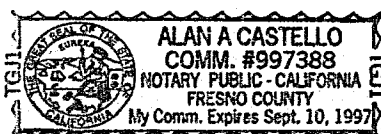
COUNTY OF FRESNO

SS. SEPTEMBER 24 19 96

Personally appeared the above named TIMOTHY C. WISENER

MICHELE L. WISENER

and acknowledged the foregoing instrument to be THEIR voluntary act.



Commission Exp 9/10/97

(seal)

Before me,

Alan A. Castello

Notary Public for FRESNO, CALIFORNIA

My commission expires 9/10/97

ESCROW NO. MT39110-KR

Return to:

CHERYL SMELSER  
5020 SE MALDEN DRIVE  
PORTLAND, OR 97206

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day  
of Sept. A.D., 19 96 at 3:55 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 31060.

FEE \$30.00

Bernetha G. Letsch  
By Arthur Bess County Clerk

96 SEP 30 P3:55