

ROBERT C. WALTON,

Grantor(s) hereby grant, bargain, sell and convey to:

CASEY C. WISEMAN and DEBORAH L. WISEMAN, husband and wife,

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:

Lot 10 in Block 2 of TRACT NO. 1088, FERNDALE, according to the official plat thereof on file in the office of the County Clerk of 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 \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5600 BARTLETT AVENUE, KLAMATH FALLS, OR 97603

Dated this 14th day of February, 1997.

Robert C. Walton
ROBERT C. WALTON

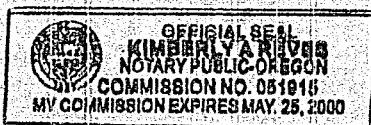
STATE OF OREGON

SS.

February14 19 97COUNTY OF KLAMATH

Personally appeared the above named ROBERT C. WALTON

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kimberly A. Reeves
Notary Public for Oregon

My commission expires Sp2000

(seal)

ESCROW NO. MT40122-KA

Return to:

CASEY C. WISEMAN
5600 BARTLETT AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 18th day
of February A.D., 1997 at 3:45 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 4794

FEE \$30.00

Bernetha G. Letsch, County Clerk

by Kathleen Ross

97 FEB 18 P3:45