

**Aspen**  
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. D1048013

AFTER RECORDING RETURN TO:

TERRY L. CLEMENS

LORETTA E. CLEMENS

1315 SUMMIT ST.

KLAMATH FALLS, OR 97603

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

ROGER L. WISEMAN JR., hereinafter called GRANTOR(S), convey(s)  
to TERRY L. CLEMENS AND LORETTA E. CLEMENS, HUSBAND AND WIFE,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 7, SUMMERS HEIGHTS, in the County of Klamath, State of  
Oregon.

CODE 41 MAP 3009 14BC TL 5300

"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  
\$89,500.00.

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 22nd day of January, 1999

*Roger L. Wiseman Jr.*  
ROGER L. WISEMAN JR.

STATE OF OREGON, County of Klamath ss.

On January 13, 1999, personally appeared the above named Roger  
L. Wiseman Jr. and acknowledged the foregoing instrument to be  
his voluntary act and deed.

Before me *Della M. Harrison*  
Notary Public for Oregon  
My Commission Expires: 9/13/01

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

to 22nd day of January A.D. 1999  
at 11:16 o'clock A.M. and duly recorded  
in Vol. 499 of Deeds on Page 2242

Linda Smith, County Clerk

By *Kathleen Reed* Deputy

Fee \$30.00

