



mtc-78597 MS

M05-71957

Klamath County, Oregon

12/28/2005 02:53:50 PM

Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Roger L. Wiseman, Jr.

4920 Homedale Rd.

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Roger L. Wiseman, Jr.

4920 Homedale Rd.

Klamath Falls, OR 97603

Escrow No. MT72597-MS

Title No. 0072597

5011

STATUTORY WARRANTY DEED

Roger L. Wiseman, Jr. and Charisse A. Cole, with Rights of Survivorship Grantor(s) hereby convey and warrant to **Roger L. Wiseman, Jr.**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

A tract of land situated in the NW 1/4 NE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Homedale Road, said point being North 89°58'56" West 30.00 feet and North 00°06'10" East 169.48 feet from the Northeast 1/16 corner of said Section 14; thence North 89°31'05" West 162.02 feet to a point on the Easterly right of way line of the U.S.B.R. Lateral, A-3-B; thence North 00°06'10" East along said Easterly right of way line, 80.00 feet; thence South 89°31'05" East 162.02 feet to the said Westerly right of way line of Homedale Road; thence South 00°06'10" West 80.00 feet to the point of beginning, with bearings based on Survey No. 1645, as recorded in the office of the Klamath County Surveyor.

Tax Account No: 3909-014AB-08800-000 Key No: 570395

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$0.00**.

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.

Dated this 19th day of Dec., 2005.

STATE OF Oregon

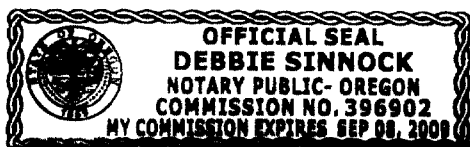
COUNTY OF Klamath

Roger L. Wiseman, Jr.

Charisse A. Cole

Personally appeared the above named Roger L. Wiseman, Jr. and acknowledged the foregoing instrument to be his/~~her~~ voluntary act and deed.

Before me :



Debbie Sinnock
Notary Public for Oregon

My commission expires: 9-8-09

26.00

State of Oregon
County of Klamath

On this 28 day of December, 2005, personally appeared before me the above named Charisse A. Cole, and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS My hand and official seal.

Jackie Birdwell

Notary Public for Oregon

My Commission expires: 12-20-06

