

WARRANTY DEED

28-3506

KNOW ALL MEN BY THESE PRESENTS, that CLAUDE KERNS, also known as CLAUDE S. KERNS, and FRANCES E. KERNS, also known as FRANCES S. KERNS, husband and wife, hereinafter referred to as "Grantors," for the consideration hereinafter stated to the Grantors paid by LOWLAND FARMS, INC., an Oregon corporation, hereinafter referred to as "Grantee," do hereby grant, bargain, sell and convey unto the Grantee and Grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the county of Klamath, state of Oregon, described as follows, to-wit:

All those portions of Lots 7, 8, 9, 12 and 13 in Section 32, Township 39 South, Range 8 East of the Willamette Meridian and of the NW 1/4 NE 1/4 of Section 5, Township 40 South, Range 8 East of the Willamette Meridian which are southeasterly of the strip of land sold to Weyerhaeuser Timber Company by deed dated April 28, 1928, recorded June 19, 1928 in Deed Book 80 at page 539, Records of Klamath County, Oregon, as corrected by deed to same grantee dated January 2, 1929, recorded January 3, 1929 in Deed Book 85 at page 104,

Lots 1, 2, 3, 5, 6, 7 and 8, the N 1/2 NW 1/4, and SW 1/4 NE 1/4 of Section 4, Township 40 South, Range 8 East of the Willamette Meridian, SAVING AND EXCEPTING THEREFROM that portion thereof lying northerly and easterly of the center line of the Keno Irrigation Drainage Canal as described in the deed from B. E. Kerns, et ux, to John V. Lilly and Edna B. Lilly, husband and wife, dated July 8, 1947, recorded July 8, 1947 in Deed Book 208 at page 327, and further SAVING AND EXCEPTING the SW 1/4 SE 1/4 of said Section 4, as conveyed to Claude S. Kerns, et ux, by deed recorded in Book 213 at page 169, Deed Records of Klamath County, Oregon.

All of Lots 1, 2, 3, 4, 5, 6, 7, 14, 15, 16, 17 of Section 5, Township 40 South, Range 8 East of the Willamette Meridian, and that portion of Lot 8 of Section 5, Township 40 South, Range 8 East of the Willamette Meridian, which lies southeasterly of the said strip of land sold to said Weyerhaeuser Timber Company by said deed recorded in Deed Book 80 at page 539 as corrected by said deed recorded in Book 85 at page 104; SAVING AND EXCEPTING from said portion of Lot 8, that portion thereof conveyed

to Edna B. Lilly, by deed dated November 16, 1951, recorded November 16, 1951 in Book 251 at page 111, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING any portion of Lot 8 lying Westerly of Keno Irrigation Drain.

All of Lots 13 and 14 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian.

All of Lots 4, 5 and 13, W 1/2 NE 1/4 NW 1/4; and Lot 12 lying West of the E 1/2 SE 1/4 NW 1/4 of Section 9, Township 40 South, Range 8 East of the Willamette Meridian.

PARCEL II:

That portion of Lots 2 and 7 of Section 4, Township 40 South, Range 8 East of the Willamette Meridian, which constitutes the SW 1/4 SE 1/4 of said Section 4 and Government Lot 4 of Section 4, Township 40 South, Range 8 East of the Willamette Meridian.

to have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantee and Grantee's heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except restrictions, reservations, easements and rights of way of record and those apparent on the land and that Grantors will warrant and forever defend the above granted 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 \$300,000; however, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 30th day of January, 1973.

Claude S. Kerns

Frances E. Kerns

2241

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named Claude Kerns, also known as Claude S. Kerns, and Frances E. Kerns, also known as Frances S. Kerns, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed on this 30th day of January, 1973.



Norman C. Ford
Notary Public for Oregon
My Commission expires: 1-25-74

*Return to
T/A
130 West 6th. ave.
Medford, Ore. 97501*

State of Oregon,
County of Klamath
Filed for record at request of

Transamerica Title Ins. Co.

on this 2nd day of March A.D. 1973.

at 4:13 o'clock P M., and C.

recorded in Vol. M73 of Deeds

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Wm D. MILNE, County Clerk

By Cynthia L. Milne Deputy

Fee \$6.00