

1 THIS INDENTURE WITNESSETH, that D. T. MATTHEWS and ELSIE P. MATTHEWS, hus-
2 band and wife, hereinafter known as Grantors, for the consideration hereinafter
3 stated have bargained and sold, and by these presents do grant, bargain, sell
4 and convey unto JAMES W. KERNS and DOROTHY C. KERNS, husband and wife, Grantees,
5 the following-described premises, situated in Klamath County, Oregon, to-wit:

6 Parcel 1: A parcel of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Town-
7 ship 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Be-
8 ginning at a one-half inch iron pin marking the Northwest corner of said
9 SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 89°48'53" East along the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$,
10 255.62 feet to a one-half inch iron pin; thence along an existing fence
11 line and the extension thereof the following courses and distances:
12 South 22°15'31" East, 314.32 feet to a 16-inch Juniper; South 37°14'07"
13 East, 153.71 feet to a 14-inch Juniper; South 15°58'38" West, 121.09
14 feet to a 12-inch Juniper; South 33°29'12" East, 313.90 feet to a one-
15 half inch iron pin; thence leaving said fence line North 89°47'18" West,
16 609.62 feet to a one-half inch iron pin on the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$;
17 thence North 00°09'00" East along said West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, 790.07
18 feet to the point of beginning containing 7.63 acres, more or less.

19 Parcel 2: A parcel of land situate in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Town-
20 ship 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a one-half
21 inch iron pin on the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ from which the Northwest
22 corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ bears North 0°09' East a distance of 790.07 feet;
23 thence South 89°47'18" East a distance of 609.62 feet to a one-half inch
24 iron pin on an existing fence line; thence following said fence line
25 South 33°29'12" East a distance of 70.55 feet to a 6-inch Juniper;
26 thence South 43°06'47" East a distance of 209.16 feet to a 10-inch Juniper;
27 thence South 29°10'19" East a distance of 244.94 feet to a 15-inch Juniper;
28 thence South 35°56'40" East a distance of 139.32 feet to a
29 one-half inch iron pin on the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North
30 89°47'18" West along said South line, a distance of 994.08 feet to a
31 one-half inch iron pin marking the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$;
32 thence North 0°09' East along the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, a distance
of 536.79 feet, more or less, to the point of beginning. Containing
10.0 acres, more or less.

SUBJECT TO: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands and all rights of way for roads, ditches, canals and conduits if any of the above there may be; Easements and rights of way of record and those apparent on the land, if any.

Note: The above property has been granted Special Assessments for Farm Use, and when same is terminated it will be subject to additional ad valorem tax.

THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER IS \$5,429.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees as an estate by the entirety. And the said Grantors do hereby covenant, to and with the said Grantees, and their assigns, that they are the

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1 owners in fee simple of said premises; that they are free from all incumbrances,
 2 except those above set forth, and that they will warrant and defend the same
 3 from all lawful claims whatsoever, except those above set forth.

4 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 4th
 5 day of March, 1977.

6 D. T. Matthews (SEAL)
 D. T. Matthews

7 Elsie P. Matthews (SEAL)
 8 Elsie P. Matthews

9 STATE OF OREGON)
 10 County of Klamath) SS

11 On this 5 day of March, 1977, personally appeared the above-named D. T.
 12 Matthews and Elsie P. Matthews, husband and wife, and acknowledged the fore-
 13 going instrument to be their voluntary act and deed.

Before me:

14 May Lee Stewart
 Notary Public for Oregon

15 (SEAL)
 My Commission Expires: July 15, 1977

16
 17 Until a change is requested, all tax statements
 18 shall be sent to the following name and address:

19 Ref: -
 James W. and Dorothy C. Kerns
 449 No. Laguna
 20 Klamath Falls, Oregon 97601

21
 22 STATE OF OREGON; COUNTY OF KLAMATH; ss.
 23 Filed for record at request of KLAMATH COUNTY TITLE CO
 24 this 17th day of MAY, A. D. 1977, at 3:54 o'clock PM., of
 25 duly recorded in Vol. M77, of DEEDS on Page 8619
 26 FEE \$ 6.00

27 By W. D. MILNE, County Clerk
 28
 29
 30
 31

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