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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that WEYERHAEUSER REAL ESTATE COMPANY, a corporation duly organized and existing under the laws of the State of Washington, hereinafter called "Grantor," for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RICHARD R. KERNS and THEDA L. KERNS, hereinafter called, "Grantees," and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1, Block 6, First Addition to Bley-Was Heights, according to the official plat thereof as recorded in Book 20, Page 27A, in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Easements and rights of way of record and those apparent on the land; Declaration of Covenants, Conditions and Restrictions dated the 13th day of June, 1974, wherein Weyerhaeuser Company is Declarant, recorded in Deed Records of Klamath County M-74, Pages 7311 on the 13th day of June, 1974, and re-recording of Declaration of Covenants, Conditions and Restrictions dated July 18, 1974, recorded in Deed Records of Klamath County M-74, Page 8744 on the 18th day of July, 1974.

By acceptance hereof, Grantees acknowledge:

1. that Grantor, and all other owners of lots in the plats referenced below, are currently organizing "Bley-Was Heights Owners Association," pursuant to Oregon Law, to be an association of all owners of lots in the plats of Bley-Was Heights and First Addition to Bley-Was Heights, according to the plats thereof recorded in

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Book 20 of Plats, Pages 26A and 27A, Klamath County Records, and

2. that it is intended that the primary purposes of such Association shall be to acquire title to, manage such portions of the platted property as are to be conveyed to it for the common use and benefit of all such owners and that membership in such Association shall be in common with and appurtenant to the ownership of all other lots in said plats and subject to payment of assessments therefor;

in consideration of the foregoing, Grantees covenant and agree that such appurtenant membership shall become effective immediately after said Association is established.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns, forever.

And said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth; and that Grantor 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 \$3,250.00.

In construing this deed and where the context so requires, the singular includes the plural.

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Done by order of the Grantor's Board of Directors, with its corporate seal affixed this 18 day of May, 1978.

WEYERHAEUSER REAL ESTATE

By: C. S. Lewis
Title: Vice President
Attest: Robert N. Mogensen
Title: Assistant Secretary

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this 18 day of May, 1978, before me personally appeared C. S. Lewis and Robert N. Mogensen, to me known to be the Vice President and Assistant Secretary respectively, of WEYERHAEUSER REAL ESTATE COMPANY, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Barbara E. Knight
Notary Public in and for the State of Washington, residing at Tacoma

Please return to:

Richard R. Kerns

PO Box 85

Blk. Or 97622 along w/ the recording data to supply to Weyerhaeuser, whom we purchased this piece of property from

My commission expires:

Feb. 1, 1981

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 21st day of June A.D., 1978 at 9:57 o'clock A M., and duly recorded in Vol. M78 of Deeds on Page 13184.

FEE \$9.00

WM. D. MILNE, County Clerk

By: Barbara E. Knight Deputy