

IVAN GEORGE BROWN and MARY LOU BROWN, hereinafter called Grantor, convey to WALTER I. KERN and WANDA L. KERN, husband and wife, hereinafter called Grantee, the following described real property:

That portion of the North 1/2 of SW1/4 of NE1/4 and that portion of the North six tenths (0.6) of SE1/4 of SW1/4 of NE1/4 lying Easterly of the line running from the Northeast corner of the North 1/2 of SW1/4 of NE1/4 to the Southwest corner of the North six tenths (0.6) of SE1/4 of SW1/4 of NE1/4 and Westerly of the Dalles-California Highway, all in Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

SUBJECT TO: Rights of the public and/or governmental bodies in and to that portion of the premises herein described lying within the limits of Walker Basin Canal.

SUBJECT TO: Right of way easement in favor of Midstate Electric Cooperative, Inc., a cooperative corporation, recorded January 2, 1953 in Volume 258, page 411, Deed Records of Klamath County, Oregon, to-wit:

"To construct, operate and maintain on the above described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and shrubbery that may interfere with or threaten or endanger the operation and maintenance of said line or system." (Blanket easement)

SUBJECT TO: Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, recorded May 20, 1953 in Volume 260, page 682, Deed Records of Klamath County, Oregon, and modified by instrument recorded in Volume M73, page 13899, Microfilm Records of Klamath County, Oregon.

and covenant that Grantor is the owner of the above described property free of all encumbrances except as above described and will warrant and defend the same against all persons who

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may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$16,900.00.

DATED this 22nd day of April, 1978.

Ivan George Brown
IVAN GEORGE BROWN
Mary Lou Brown
MARY LOU BROWN

STATE OF OREGON)

County of Deschutes)

ss.

Personally appeared IVAN GEORGE BROWN and MARY LOU BROWN and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Thomas D. Miller
NOTARY PUBLIC FOR OREGON

My Commission expires: 12/31/79

Until a change is requested,
all tax statements shall be
sent to the following address:

Star Route
La Pine, Or. 97739

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 31 day of July A.D. 19 78
at 2:00 o'clock P M, and duly
recorded in Vol. 470 of Books
age 18231

Wm D. Miller, County Clerk

By Bernice A. Nichols Deputy

Fee \$6.00