

79598

FRANCES E. KERNS,

hereinafter called grantor, convey(s) to

CHRISTOPHER C. KERNS and JULIE A. KERNS, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:Lot 13, BLock 7, Tract No. 1016, GREEN ACRES, in the County of Klamath,
State of Oregon.and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those shown on attached exhibit "A" which is made a part hereof

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 55,000.00Dated this 18th day of January, 1980Frances E. Kerns
FRANCES E. KERNSSTATE OF OREGON, County of Klamath) ss.On this 18th day of January, 1980 personally appeared the above named
Frances E. Kerns and acknowledged the foregoing
instrument to be her voluntary act and deed.

Before me,

Notary Public for Oregon

My commission expires: 2/14/81

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Kerns

TO

Kerns

After Recording Return to:
Chris & Julie Kerns
5418 Primrose Lane
Klamath Falls, OR 97601
SEND TAX STATEMENT TO:
Same as above listed

STATE OF OREGON,

) ss.

County of _____)

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____

Deputy

Exhibit "A"

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Green Acres.
2. Grant of right of way, including the terms and provisions thereof, recorded January 21, 1957 in Book 289 at page 225, Deed Records, in favor of California Oregon Power Company.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : July 24, 1970 Book: M-70 Page: 6147
4. Terms and Conditions of Articles of Incorporation of Green Acres Improvement District recorded July 10, 1973 in Book M-73 at page 8797, Microfilm Records.
5. Right of way for pole line as recorded October 26, 1946 in Book 107 at page 413, Deed Records, from J. W. Whiteline to the California Oregon Power Company. (SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 1, Twp 39 S., R 8 EWM.)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 21st day of January A. D. 1980 at 11:24 o'clock A. M., andfully recorded in Vol. M-80, of Deeds on Page 1190

Wm D. MILNE, County Clerk

By Jacqueline J. Mettler

Fee \$7.00