

96843

K-23641

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that KERNS BROTHERS REAL ESTATE, a co-partnership consisting of James William Kerns, John Paul Kerns and Robert B. Kerns, hereinafter known as grantor, for the consideration hereinafter recited, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the SPERRY CORPORATION, hereinafter known as grantee, its successors and assigns, the following-described premises, situated in Klamath County, Oregon, to-wit:

A strip of land situate in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 39 South, Range 9, E.W.M., described as follows:

The North 420.13 feet of that certain undedicated 30-foot strip shown on the plat of Kerns Tracts lying between the Klamath Falls-Merrill Highway and Farmers Way; the portion of said strip herein conveyed being bounded on the North by the South line of Hager Avenue and on the South by the South line of Lot 2, Block 1, extended Easterly, in Kerns Tracts, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage of the Klamath Project and Enterprise Irrigation District; Rules, regulations and assessments of the South Suburban Sanitary District; and easements and rights of way of record and those apparent on the land.

We hereby certify that the grantee and grantor intended that the above parcel of property be included as a part of that certain conveyance from the grantor to the grantee dated November 1, 1980, and that no additional consideration has been paid.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors and assigns forever. And the said grantor does hereby covenant to and with the said grantee, its successors and assigns, that grantor is the owner in fee simple of said premises; that they are free from all encumbrances, except those set forth above, and that grantor will warrant and defend the same from all lawful claims whatsoever, except those claiming under the above-described encumbrances.

IN WITNESS WHEREOF, the grantor has hereunto set its hand this 1st day of November, 1980.

KERNS BROTHERS REAL ESTATE

By James William Kerns (SEAL)
By John Paul Kerns (SEAL)
By Robert B. Kerns (SEAL)

STATE OF OREGON)
) SS.
County of Klamath)

On this 6th day of March, 1981, before me, the undersigned officer, personally appeared James William Kerns, John Paul Kerns and Robert B. Kerns,

WARRANTY DEED - Page 1

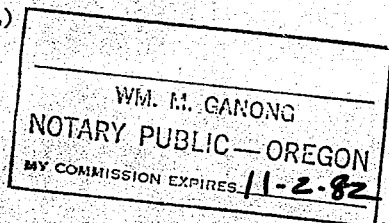
WM. M. GANONG
ATTORNEY AT LAW
P.O. BOX 57
KLAMATH FALLS, OR.
97601
(503) 882-7228

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1 who acknowledged themselves to be three of the members of Kerns Brothers Real
 2 Estate, a copartnership, and they, as such partners, being authorized so to do,
 3 executed the foregoing Instrument for the purposes therein contained by signing
 the name of the partnership by themselves as copartners.

4 IN WITNESS WHEREOF, I hereunto set my hand and official seal.

5 (SEAL)



6 WM. M. Ganong
 7 Notary Public for Oregon

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 10
 11 STATE OF OREGON; COUNTY OF KLAMATH; ss.

12 Filed for record at request of _____
 13 this 9th day of March A.D. 1981 at 11:38 clock A.M., and
 14 duly recorded in Vol. M81, of Deeds on Page 4145

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 EVELYN BIEHN, County Clerk
 By Berntha H. Hetch

Fee \$7.00

After recording return to:

Mr. David J. Krieger
 Attorney at Law
 3100 First National Bank Tower
 Portland, Oregon 97201

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

Sperry - New Holland
 New Holland, P.Z. 17557
 Atten: Tax Department