

WARRANTY DEED

DONALD M. KELLEY and BETTY J. KELLEY,

14562

KNOW ALL MEN BY THESE PRESENTS, That DONALD M. KELLEY and BETTY J. KELLEY, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLARD H. KERNEEN and LINDA KERNEEN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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 8, Block 5, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

grantor will warrant and forever defend the said 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 \$4,200.00

Howsoever the actual consideration consists of or includes other property or value given or promised by or for the grantee, the whole consideration (including the above) is hereby acknowledged by the grantee. The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of August, 1982; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Deschutes, 1982
August

Personally appeared the above named DONALD M. KELLEY and BETTY J. KELLEY, husband and wife, who acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 7/26/83

Mr. & Mrs. Donald M. Kelley

GRANTOR'S NAME AND ADDRESS
Mr. & Mrs. Willard H. Kerneen
15805 Davis
LaPine, OR 97739
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

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 _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.
2. Restrictions as contained in plat dedication, to wit:
"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street line; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any plantings or structures placed thereon by the lot owners to be at this own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map, is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."
3. Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972, in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
4. Covenants, conditions, and restrictions, but omitting restrictions if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972, in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

Mountain Title Co.

this 13th day of August A.D. 19 82 at 11:09 o'clock A.M. and

duly recorded in Vol. M82 of Deeds on page 10505

EVLYN BIEHN, County Clerk

By Bernethy J. Letch

Fee \$8.00

