

16781

WARRANTY DEED

Vol. 118 Page 14454

KNOW ALL MEN BY THESE PRESENTS, That

RICHARD L. HATCHER and RUTH E. HATCHER,
husband and wife, and CHARLES E. SKAGGS, all as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JERRY LEE KERNEEN and ROSLYN 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:Lot 14 in Block 6 of 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

and that

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 \$ 3,500.00

The whole consideration and value of the property conveyed is hereby acknowledged by the grantor and grantee, and the grantor
covenants to defend the same against all claims of third parties. (The sentence between the symbols 0, 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 18th day of October, 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, CALIFORNIA } ss.
County of Stanislaus }
October 18, 1982STATE OF OREGON, County of _____) ss.
October 18, 1982

Personally appeared _____ and

_____ 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 __________ and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for California

My commission expires: 11-15-85

Notary Public for Oregon

My commission expires:



NOTARY PUBLIC OREGON

PRINCIPAL OFFICE IN

COUNTY OF STANISLAUS

My Commission Expires November 15, 1985

Mr. & Mrs. Richard L. Hatcher and Charles E. Skaggs
2807 Moreene Drive
Placerville, CA 95667

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Jerry Lee Kerneen
15124 Mystic
Whittier, CA 90604

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.

County of _____
I certify that the within instru-
ment 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.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 lines; a 16 foot public utility easement centered on the back lot lines to provided ingress and egress for constructions and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his 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 10582, 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.
his 29th day of October A.D. 19 82 at 11:23 o'clock A.M., and
duly recorded in Vol. M82 of Deeds on Page 14454

EV. LYN BIEHN, County Clerk

By Bernetha Helch

Fee \$8.00