

This Indenture Witnesseth, THAT JAMES W. KERNS and DOROTHY C. KERNS

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto JOHN A. WILSON and TERESA J. WILSON,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Parcel 3 of Major Land Partition No. 80-24 for James W. & Dorothy C. Kerns, in Section 12, T. 38 S., R. 8 E.W.M. according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon;

Subject to: Agreements, including the terms and provisions thereof, to the California Oregon Power Company, recorded November 10, 1944, in Deed Vol. 170, Page 437, Records of Klamath County, Oregon, in regards to the raising and lowering of Upper Klamath Lake; Reservations, restrictions, easements and rights of way of record and those apparent on the land; and

also Subject To the following restrictions:

(1) That all of said Parcel herein conveyed will be used soley as a one-family residential estate; (2) That said Parcel will be used and maintained in conformity with all applicable laws, regulations, rules, ordinances, and permits including, without limitation, all zoning and sanitation restrictions and requirements; and (3) That the foregoing covenants shall be incorporated in and made a part of every deed or conveyance hereafter executed for the purpose of conveying said Parcel or any interest therein.

Together with easements for ingress and egress recorded in the deed records of Klamath County, Oregon: Vol. M77 at pages 10279-83; Vol. M78 at pages 22105-7 and 22913-16; and Vol. M80 at pages 5331-2.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00

~~However, the actual consideration includes other property which is part of the consideration.~~  
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except those set forth above,

and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seal this 23rd day of December 1982.

James W. Kerns (SEAL)  
James W. Kerns (SEAL)

Dorothy C. Kerns (SEAL)  
Dorothy C. Kerns (SEAL)

STATE OF OREGON, County of Klamath ) ss. December January 26, 1983  
Personally appeared the above named James W. Kerns and Dorothy C. Kerns

and acknowledged the foregoing instrument to be Their voluntary act and deed.

Before me:

William M. Ganong  
Notary Public for Oregon.  
My commission expires 11-2-86

After recording return to:

William M. Ganong

Attorney at Law

1151 Pine Street

Klamath Falls, OR 97601

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

John A. Wilson M.D.

2581 Uhrmann Rd.

Klamath Falls, OR 97601

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 3rd day of February, 1983, at 2:23 o'clock P. M., and recorded in book M83 on page 1804 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

County Clerk-Recorder

By Dorothy C. Kerns

Fee \$4.00

Deputy

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