

KNOW ALL MEN BY THESE PRESENTS, That JAMES W. KERNS and DOROTHY C. KERNS, husband and wife, Grantors, convey and warrant to JOHN A. WILSON and TERESA J. WILSON, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

"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;

Beginning at a point on the South line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  which bears S. 89°47'18"E. a distance of 752.93 feet from the iron pin marking the Southwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ , said point being on the centerline of a 60 foot road easement; thence following said centerline the following courses and distances N. 60°13'35" W. a distance of 95.93 feet; thence along the arc of a curve to the right, having an angle of 51°13'45" and along chord which bears N. 34°36'42" W. 283.08 feet, a distance of 292.74 feet; thence N. 08°59'50" W. a distance of 86.02 feet; thence N. 32°02'20" W. a distance of 203.59 feet; thence leaving said centerline, S. 89°47'18" E. a distance of 223.62 feet to a  $\frac{1}{2}$ " iron pin on an existing fence line; thence following said fence line, S. 33°29'12" E., 70.55 feet; S. 43°06'47" E., 209.16 feet; S. 29°10'19" E. 244.94 feet; S. 35°56'40" E., 139.32 feet to a  $\frac{1}{2}$ " iron pin on the South line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence along said South line, N. 89°47'18" W. a distance of 241.15 feet, more or less, to the point of beginning; said parcel containing 3.51 acres, more or less.

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.

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 solely 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."

The true and actual consideration for this conveyance is the sum of THIRTY THOUSAND DOLLARS (\$30,000.00).



DATED THIS 10<sup>th</sup> day of March, 1983.

3737

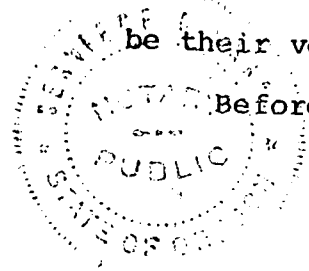
James W. Kerns  
JAMES W. KERNS

Dorothy C. Kerns  
DOROTHY C. KERNS

STATE OF OREGON )  
County of Klamath ) ss.

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: 3/10/83.



Bernice D. Knapp  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3-13-84

GRANTORS:

James W. Kerns  
Dorothy C. Kerns

GRANTEES:

John A. Wilson  
Teresa J. Wilson  
936 Buena Vista Street  
Klamath Falls OR 97601

AFTER RECORDING RETURN TO:

John A. Wilson M.D.  
2581 Ulmann Road

Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO:

John A. Wilson M.D.  
2581 Ulmann Road  
Klamath Falls, Oregon  
97601

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 11th day of March A.D. 1983  
at 11:15 o'clock A M, and duly  
recorded in Vol. M83 of Deeds  
Page 3736  
EVELYN BERN, County Clerk  
By Bernice D. Knapp Deputy  
Fee \$8.00