

K-35920

21853

21296

WARRANTY DEED CORRECTED

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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 $\frac{1}{4}$ NW $\frac{1}{4}$ which bears S.
89°47'18" E. a distance of 752.93 feet from the iron pin marking the Southwest
corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 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 a long 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 $\frac{1}{4}$ NW $\frac{1}{4}$; 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 re-
strictions and requirements; and (3) That the foregoing cove-
nants 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).

WARRANTY DEED CORRECTED - 1

DATED THIS 10th day of March, 1983.

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4644

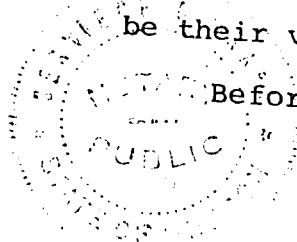
James W. Kerns
JAMES W. KERNS

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 Uhlmann Road
Klamath Falls, Oregon 97601

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

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

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

INDEXED

on this 11th day of March A.D. 1983

at 11:15 o'clock A M, and duly

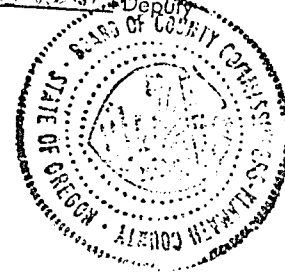
recorded in Vol. M83 of Deeds

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EVELYN BIEHN, County Clerk

By Bernice D. Knapp Deputy

Fee \$8.00



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 29th day of March A.D. 1983 at 3:55 o'clock P M, and

duly recorded in Vol. M83 of Deeds on Page 4643.

EVELYN BIEHN, County Clerk

By Ann Lewis

Fee \$8.00