

45568

MT 44539-K

JOHN PAUL KERNS also known as JOHN P. KERNS

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH E. DIXON and JEAN P. DIXON, 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:

Beginning at a point on the line between Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, which is 660 feet East of the one-quarter corner between the two said Sections; thence North 233.6 feet to the centerline of the Klamath Falls-Ashland Highway, thence South 63°14' West along the centerline of said highway, a distance of 354.3 feet, thence South 26°53' East 256.7 feet, thence North 53°44' East 246.8 feet to the fence corner, thence North 8.2 feet to the point of beginning, being a portion of the SW 1/4 SE 1/4, Section 28 and of the NW 1/4 NE 1/4, Section 33, Township 39 South, Range 8 East of the Willamette Meridian.

MOUNTAIN TITLE COMPANY INC.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

(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 \$ 60,000.00

However, the consideration hereby stated shall not be construed to constitute a warranty of title, and the grantor does not warrant that the property is free from all encumbrances, except as stated on the reverse side of this deed. 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 1 day of February, 1985; 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.

John P. Kerns
JOHN PAUL KERNS aka JOHN P. KERNS

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
February 1, 1985
Personally appeared the above named
JOHN P. KERNS

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

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of _____) ss.
_____, 19____

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 _____

_____, 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:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

John P. Kerns

P.O. Box 149
Dorris, CA 96023

GRANTOR'S NAME AND ADDRESS

KENNETH E. DIXON and JEAN P. DIXON

Rt. 3 Box 339 Hwy 66
Klamath Falls, OR 97601

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 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.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

- continued from the reverse side of this deed -

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Emmitt Improvement District.
3. Grant of Right of Way, including the terms and provisions thereof,
Dated: October 2, 1942
Recorded: October 9, 1942
Volume: 150, page 171, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: Right of way
4. Grant of Easement, including the terms and provisions thereof,
Dated: February 1, 1979
Recorded: March 23, 1979
Volume: M79, page 6604, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Northwest Bell Telephone Company

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 1st day of February A.D. 19 85
at 4:16 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 1773

EVELYN BIEHN, County Clerk

By *Pam Smith* Deputy

Fee 9.00

