

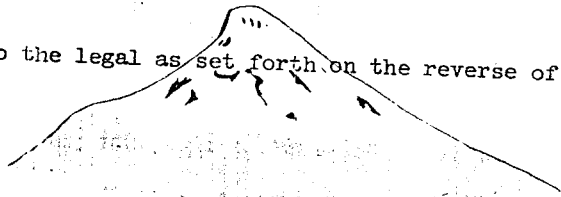
65272

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
Robert H. Kennedy and Zedna M. Kennedy, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
J.M. Andersch, Corporation
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:

Refer to the legal as set forth on the reverse of this document



MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 set forth on the reverse of this deed and those apparent upon the land, if any, 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 \$ 75,000.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration. (Indicate which.)~~ ~~(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 26 day of August, 1986;
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)

~~J.M. Andersch Corporation~~
~~Robert H. Kennedy~~
~~Zedna M. Kennedy~~
BY:

STATE OF OREGON,)
County of Klamath) ss.
August 26, 19 86.

STATE OF OREGON, County of Klamath) ss.
August 26, 19 86.
Personally appeared John Andersch and

Personally appeared the above named
Robert H. Kennedy and
Zedna M. Kennedy

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 instrument to be their voluntary act and deed.

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)
[Signature]
Notary Public for Oregon
My commission expires: 7/13/89

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Robert H. Kennedy and Zedna M. Kennedy

GRANTOR'S NAME AND ADDRESS:
J.M. Andersch Corporation
1413 Pine Grove Road
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS:
After recording return to:
Per Grantee

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:

DVA
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of

I certify that the within instrument was received for record on the
day of August, 1986, at 6 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

DESCRIPTION

15412

A parcel of land situated in the SW $\frac{1}{4}$, Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at $\frac{1}{4}$ inch iron pin from which the NE corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9 bears North 00° 06' 40" East, 471.85 feet; thence South 00° 06' 40" West, 145.97 feet to a $\frac{1}{2}$ inch iron pin; thence North 89° 27' 28" West, 328.50 feet to a $\frac{1}{4}$ inch iron pin; thence North 00° 10' 38" East, 145.97 feet; thence South 89° 27' 28" East, 328.33 feet to the point of beginning.

SUBJECT TO: ———.

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
 2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
 3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Pine Grove Irrigation District.
 4. The premises herein described are within and subject to the statutory powers, including the powers of assessment, of Klamath Basin Improvement District, and subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M70, page 6187, as "Notice to Persons Intending to Plat Lands Within the Klamath Basin Improvement District."
 5. Easement, including the terms and provisions thereof, for poles and anchors and incidentals as conveyed to The Pacific Telephone and Telegraph Company by deed recorded August 1, 1942 in Volume 142, page 42, Deed Records of Klamath County, Oregon.
 6. An Easement created by instrument, including the terms and provisions thereof,
Dated: June 15, 1976
Recorded: June 17, 1976
Volume: M76, page 8958, Microfilm Records of Klamath County, Oregon
- By and between: C. E. Dunn and Vera H. Dunn, husband and wife, and Joe Farrell
and Lois Farrell, husband and wife
- For: Public roadway
7. A 10 foot easement along the West side of the East line of the above mentioned roadway for utility purposes to provide pipe access to irrigation ditch running along the Southerly portion of said portion, as evidenced by Warranty Deed dated July 14, 1977 and recorded in Volume M77, page 12519, Microfilm Records of Klamath County, Oregon.
 8. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: October 27, 1978
Recorded: October 27, 1978
Volume: M78, page 24299, Microfilm Records of Klamath County, Oregon
Amount: \$42,500.00
Mortgagor: Robert H. Kennedy and Zedna M. Kennedy, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (P-00660)
- SAID MORTGAGE GRANTEE HEREIN DOES NOT AGREE TO ASSUME AND PAY.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 27th day of August A.D., 19 86
at 3:37 o'clock A M. and duly recorded
in Vol. 486 of Deeds Page 15411
Evelyn Biehn, County Clerk
By [Signature]
\$14.00 Deputy.
Fee,