

KNOW ALL MEN BY THESE PRESENTS, That

ROBERT WILLIAM ELLISON and HAZEL J. ELLISON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
BERNELL L. KERNS

_____ 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:

A parcel of land in the SW¹/₄ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point where the Southerly right of way line of Climax Avenue intersects the Easterly right of way line of Ogden Street, thence East along said Southerly right of way line of Climax Avenue a distance of 123.43 feet to the true point of beginning; thence continuing East along said Southerly right of way line of Climax Street 138.15 feet to an iron pin; thence South 0° 36' East 72.35 feet to an iron pin; thence South 89° 10' West 138.33 feet to an iron pin; thence North 0° 28' West 72.91 feet to the point of beginning, said parcel being Parcel B of Minor Land Partition No. 80-105.

Bearings based on Minor Land Partition No. 80-105.

MOUNTAIN TITLE COMPANY

Klamath County Tax Account #3909-018C-2701.

"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 all those of record 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 \$ 7,500.00

~~THE WHOLE OF THE ABOVE DESCRIBED PARCEL OF LAND IS HEREBY TRANSFERRED TO THE GRANTEE BY THE GRANTOR AND THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, AND THE GRANTOR WILL WARRANT AND FOREVER DEFEND THE SAME AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER, EXCEPT THOSE CLAIMING UNDER THE ABOVE DESCRIBED ENCUMBRANCES.~~

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 4th day of December, 1987; 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)

Robert William Ellison
ROBERT WILLIAM ELLISON

Hazel J. Ellison
HAZEL J. ELLISON

STATE OF OREGON, County of *Josephine* ss.
December 4, 1987

STATE OF OREGON, } ss.
County of *Josephine* }
December *4*, 1987

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:

Personally appeared the above named
ROBERT WILLIAM ELLISON and HAZEL J. ELLISON

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

Before me:
(OFFICIAL SEAL)
Janette Muller
Notary Public for Oregon
My commission expires: *9-29-89*

ROBERT WILLIAM ELLISON and HAZEL J. ELLISON

P.O. Box 504
Marlin, OR 97532

GRANTOR'S NAME AND ADDRESS

BERNELL L. KERNS

P.O. Box 795
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 *Klamath*

I certify that the within instrument was received for record on the 14th day of December, 1987, at 11:33 o'clock A.M., and recorded in book M87 on page 22312 or as file/reel number 82533

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By *Phyllis Smith* Recording Officer Deputy

Fee: \$10.00