

98304

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## WARRANTY DEED

MTC-20986D

KNOW ALL MEN BY THESE PRESENTS, That PHYLLIS COLLIER KERNS, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHIELD CREST, INC., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, all of grantor's interest in 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 the one-quarter corner common to Sections 5 and 8, T. 39S., R. 10E., W.M.; thence, along the north line of said Section 8, N 89° 45' 14" E 953.75 feet to the northeast corner of a parcel of land described in Deed Volume M84 Page 3240, Klamath County Deed Records; thence, along the boundaries of said parcel, S 00° 13' 00" E 185.00 feet; thence N 89° 45' 14" E 348.05 feet; thence S 00° 13' 00" E 372.07 feet; thence East 30.00 feet to a point on east line of the NW ¼ NE ¼ of Section 8; thence along said east line S 00° 13' 00" E 504.96 feet to the northeast corner of a parcel of land described in Deed Volume M87 Page 15532, Klamath County Deed Records; thence, along the boundaries of said parcel, S 88° 00' 16" W 220.52 feet; thence N 85° 19' 47" W 286.02 feet; thence S 8° 45' 58" W 551.68 feet to the southwest corner of a parcel described in Deed Volume 203 Page 199, Klamath County Deed Records; thence N 65° 45' 28" W 199.82 feet to the northwesterly corner of said parcel and the northeasterly corner of a parcel of land described in Deed Volume M83 Page 13511, Klamath County Deed Records; thence along the northerly boundary of said parcel N 80° 36' 19" W 274.21 feet to a point on the west line of the east one-half of Section 8; thence along said east line N 00° 03' 03" E 3372.34 feet to the point of beginning; containing 65.71 acres, more or less.

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 an 6/18th interest in the above granted premises, free from all encumbrances except easements restrictions and rights of way of record and those apparent on the land together with rights of assessment of Klamath Basin Improvement District and Pine Grove Irrigation District 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 ~~\$106,220.00~~ *\$7,665 in cash 13.33 acres in land per*

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 14 day of March, 1989.

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

\*69 MAR 22 AM 11 52

TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

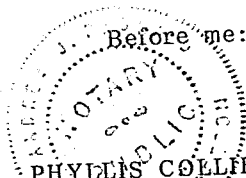
*Phyllis Collier Kerns*  
PHYLLIS COLLIER KERNS

STATE OF OREGON )  
 ) ss.  
County of Klamath )

March 14, 1989.

Personally appeared the above named PHYLLIS COLLIER KERNS and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



PHYLLIS COLLIER KERNS  
2434 SW Sixth Ave.  
Portland, OR 97201  
Grantor

*Daniel T. Rogers*  
Notary Public for Oregon  
My commission expires: 6-30-89

SHIELD CREST, INC.  
9682 Greenbrier Dr.  
Klamath Falls, OR 97601  
Grantee

After recording return to:

*Shield Crest*  
*above*

Until a change is required  
all tax statements shall be  
sent to the following address:

*Shield Crest*  
*above*

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Co.  
on this 22nd day of March A.D. 19 89  
at 11:52 o'clock A.M. and duly recorded  
in Vol. M89 of March Page 89

Evelyn Biehn County Clerk  
By *Daniel T. Rogers*  
Deputy.

Fee, \$13.00