

MTC-21407D

KNOW ALL MEN BY THESE PRESENTS, That CHARLES W. KERR, Jr. who acquired title as CHARLES W. KERR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. KOSTEN & SHERYL A. KOSTEN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

see reverse

"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 and the above granted premises, free from all encumbrances except covenants, conditions, restrictions, easements, those of record and apparent to the land 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 \$ 34,000.00.

~~Hereby acknowledged before me for the purposes of this instrument that the said grantor is the whole part of the consideration for the property described herein, and that the said grantor is the whole part of the consideration for the property described herein, and that the said grantor is the whole part of the consideration for the property described herein.~~

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 10 day of May, 19 89; 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.

Charles W. Kerr, Jr.
Charles W. Kerr, Jr. who acquired title
as Charles W. Kerr

STATE OF OREGON,)
County of Klamath) ss.
May 10, 19 89.

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

Personally appeared the above named _____
Charles W. Kerr, Jr. who
acquired title as Charles W. Kerr

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

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 1-16-92

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

Kerr	
Rt 3 Box 288	
Klamath Falls, OR 97601	
GRANTOR'S NAME AND ADDRESS	
Kosten	
3625 Homedale Road	
Klamath Falls, OR 97601	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Kosten	
above address	
NAME, ADDRESS & ZIP	
Until a change is requested all tax statements shall be sent to the following address	
Kosten above address	
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.	
By _____ Recording Officer	
By _____ Deputy	

PARCEL 1

Beginning at the Northwest corner of HOMEDALE TRACT 25, thence South 0 degrees 20' West 128.5 feet to a stake; thence South 46 degrees 01' East 398.1 feet to a stake; thence North 26 degrees 30' East 75.9 feet to the Northeast corner of said Tract 25; thence North 43 degrees 30' West 464.5 feet to the point of beginning, being portions of HOMEDALE Tract 24 and 25.

EXCEPTING THEREFROM that portion described as follows: Beginning at the Southwest corner of Lot 13, Homedale, Klamath County, Oregon; thence South 0 degrees 20' West along the East boundary of Homedale road, 19.22 feet to a one-half inch iron pin; thence South 67 degrees 32' East, 32.26 feet to the Southerly boundary of Lot 13; thence North 43 degrees 16' 30" West, along the Southerly boundary of Lot 13, 43.33 feet, to the point of beginning.

PARCEL 2

Commencing at the Southwest corner of Lot 13, HOMEDALE, Klamath County, Oregon; thence South 43 degrees 16' 30" East, along the Southerly boundary of Lot 13, 43.33 feet to the true point of beginning; thence South 43 degrees 16' 30" East, 75.17 feet to an iron pin; thence North 8 degrees 06' 40" East, 31.88 feet to one-half inch iron pin; thence North 67 degrees 32' West, 60.63 feet to the true point of beginning.

Tax Account No: 3909 011AD 04000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of May A.D., 19 89 at 12:31 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 8177.

FEE \$13.00

Evelyn Biehn County Clerk

By D. Andrew Mullen