



#01034734
WARRANTY DEED

AFTER RECORDING RETURN TO:
CHRIS C. KERNS
5418 Primrose Lane
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JACK D. BOTHWELL and MARY R. BOTHWELL, husband and wife
hereinafter called GRANTOR(S), convey(s) to CHRIS C. KERNS,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 4, ALTAMONT SMALL FARMS, SAVING AND EXCEPTING THEREFROM the
Westerly 10 feet thereof conveyed to Klamath County by Deed
recorded September 17, 1987 in Book M-87, page 16949, in the
County of Klamath, State of Oregon.

Code 24, Map 3909-15BC, TL 1400.

"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." *CR*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Rules,
regulations and statutory powers of Klamath Irrigation District
and South Suburban Sanitary District. 2) Conditions and
Restrictions as shown on the recorded plat of Altamont Small
Farms. 3) Conditions and Restrictions in Deed recorded August
4, 1930 in Book 90, page 514.,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$12,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 10th day of January, 1990.

Jack D. Bothwell
JACK D. BOTHWELL

Mary R. Bothwell
MARY R. BOTHWELL

STATE OF OREGON, County of Klamath)ss.

January 11, 1990.

Personally appeared the above named JACK D. BOTHWELL and MARY R.
BOTHWELL and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: *Harlene D. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1993

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 17th day
of Jan. A.D., 19 90 at 10:58 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 1131.

FEE \$28.00

Evelyn Biehn, County Clerk

By *Debbie Mullendore*

90 JAN 17 AM 10 58