

44322

WHEN RECORDED MAIL TO:

KCTC

MAIL TAX STATEMENTS TO:

STATE OF OREGON Vol 92 Page 9420

County of _____ ss.

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 filing fee number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

(Don't use this space; reserved for recording label in counties where used.)

K-39370
WARRANTY DEED

E. MARTIN KERNS and SHIRLEY F. KERNS, husband and wife, as tenants by the entirety,
GRANTOR, conveys and warrants to

WARREN B. MORE and DAVID CHAN, M.D.,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

Township 40 South, Range 13 East of the Willamette Meridian:

Section 25: NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, and all that portion of the E $\frac{1}{2}$ NE $\frac{1}{4}$ lying Westerly of the Lost River Diversion Channel.

EXCEPTING THEREFROM: That portion lying within the main drain as conveyed to the United States of America by deed recorded October 23, 1927, in Volume 79, Page 131, and by deed recorded January 22, 1929, in Volume 85, Page 186, Deed Records of Klamath County, Oregon.

TOGETHER WITH: The following perpetual easements, to run with the land, for the construction, repair, maintenance and joint use of irrigation ditches

(DESCRIPTION CONTINUED ON REVERSE SIDE)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 183,000.00. ~~How much~~ XXXX
the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration. XXXX

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

Dated this 15TH day of May, 19 87.

E. Martin Kerns
E. MARTIN KERNS

Shirley F. Kerns
SHIRLEY F. KERNS

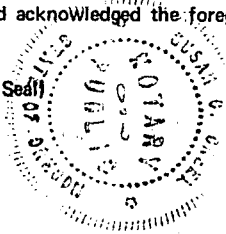
STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named

E. MARTIN KERNS and SHIRLEY F. KERNS

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

(Official Seal)



Before me:

Susan C. Creed
Notary Public for Oregon

My commission expires 6-21-88

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini, Jones & Trotman

Attorneys at Law

635 Main Street

Klamath Falls, Oregon 97601

Telephone: 503/884-7728

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(PROPERTY DESCRIPTION, CONTINUED)

for irrigation purposes: (a) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the North side of the South Section line of Sections 23 and 24 of T. 40 S., R. 13 E.W.M., a distance of 6400 feet, more or less, to Lost River Diversion Channel; (b) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the South line of the N½N½ of Section 26, T. 40 S., R. 13 E.W.M., a distance of 1790 feet, more or less, to the West side of the herein described real property; and (c) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the north side of the East-West center line of Section 26, T. 40 S., R. 13 E.W.M., a distance of 1525 feet, more or less, to the Southwest corner of the herein described real property.

TOGETHER WITH: All tenements, hereditaments, rights, easements, privileges, appurtenances thereunto belonging or any wise appertaining, improvements thereon, reversions, remainders, rents, issues and profits thereof, together with all of the rights of the use of water for irrigating the above-described real property, however evidenced, to which Vendor is now entitled, or which are now used on said real property, however the same may be evidenced, and together with all shares of stock or shares of water in any ditch or irrigation company which, in any manner, entitles the use of water for irrigating upon the real property within the metes and bounds of the above description.

SUBJECT TO:

1. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.
2. Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of Langell Valley Irrigation District.
4. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.
5. Rights of the public and of governmental bodies in and to any portion of the above-described property lying below the high water line of Lost River.
6. Mortgage, including the terms and provisions thereof, executed by E. Martin Kerns and Shirley F. Kerns, husband and wife, to The Federal Land Bank of Spokane, dated September 22, 1976, recorded October 22, 1976, in Volume M-76, Page 16852, Mortgage Records of Klamath County, Oregon.
7. Any and all easements, rights of way, or restrictions of record, and the exceptions, provisions and reservations contained in patents or deeds from the United States of America, or the State of Oregon, or in any other deeds of record.

STATE OF OREGON: COUNTY KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 30th day of April A.D., 19 92 at 3:57 o'clock p M., and duly recorded in Vol. M92 of Deeds on Page 9420

FEE \$35.00

Evelyn Biehn -County Clerk

By Renee M. Anderson