

47157 HIC 27808

WARRANTY DEED

VELMA B. ROWTON

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KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 LYNDON E. KERNS, hereinafter called  
 the grantee, does hereby grant, bargain sell and convey unto the said grantee 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 SIDE OF THIS INSTRUMENT

DM 2  
DM 3  
DM 4  
DM 5  
DM 6

"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 those of record and apparent to the land

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 \$ 40,000.00  
 (Mark X) ~~IN CONSIDERATION OF THE SUM OF FORTY THOUSAND DOLLARS (\$40,000.00) PAID BY THE GRANTOR TO THE GRANTEE~~  
 (Indicate which). (The sentence between the symbols, if not applicable, should be deleted.  
 See ORS 93.030.)

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 6th day of July, 1992; 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.

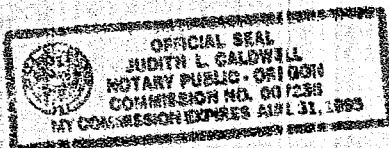
STATE OF OREGON,  
 County of Klamath ss.  
 July 6, 1992.

*Velma B. Rowton*  
 VELMA B. ROWTON

Personally appeared the above named  
 Velma B. Rowton

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

Before me: *Judith L. Caldwell*  
 Notary Public for Oregon  
 My commission expires 8-31-95



STATE OF OREGON, County of \_\_\_\_\_ ss.  
 The foregoing instrument was acknowledged before me this  
 13th day of July, 1992, by \_\_\_\_\_  
 president, and by \_\_\_\_\_  
 secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation  
 Notary Public for Oregon \_\_\_\_\_  
 My commission expires: \_\_\_\_\_  
 (SEAL)

Velma B. Rowton  
 C/O Klamath First Federal

GRANTORS NAME AND ADDRESS  
 Lyndon E. Kerne  
 9111 Hwy. 66  
 Klamath Falls, Oregon 97601  
 (NAME, ADDRESS & ZIP CODE)

RECORDING AGENT  
 Klamath First Federal  
 2943 S. 6th St.  
 Klamath Falls, Oregon 97603  
 (NAME, ADDRESS & ZIP CODE)

LAST & CHANGE IN REQUESTED ON THIS DOCUMENT AS OF THE DATE OF THIS RECORDING  
 Klamath First Federal  
 2943 S. 6th St.  
 Klamath Falls, Oregon 97603  
 (NAME, ADDRESS & ZIP CODE)

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.

Recording Officer \_\_\_\_\_  
 Deputy \_\_\_\_\_

14803

A tract of land situated in the NE1/4 NW1/4 of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the North quarter corner of said Section 27; thence West along the North line of said Section 257.8 feet; thence South 122 feet to the true point of beginning; thence continuing South 516 feet to the Northerly right of way line of the Klamath Falls-Ashland Highway; thence North 48 degrees 28' East along said Northerly right of way line 346 feet more or less to a point that is South 48 degrees 08' West 75 feet from the North South Center line of said Section; thence North 31 degrees 05' West 391.17 feet to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 7th day  
of July 19 22 at 3:40 o'clock P.M., and duly recorded in Vol. M92,  
of Deeds on Page 14802.  
By Evelyn Biehn - County Clerk  
FEE \$35.00