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KLAMATH COUNTY TITLE COMPANY

Vol. m92 Page 25762

K-44471

STATUTORY WARRANTY DEED

(Individual or Corporation)

ALAN FONSECA AND JUDI FONSECA

conveys and warrants to J. W. KERNS, INC., an Oregon corporation . Grantor.

the following described real property in the County of Klamath and State of Oregon, Grantee.

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/4 inch iron pin on the East right-of-way line of the Klamath Falls-Merrill Highway, marking the Southwest corner of that tract of land described in Deed Volume M73 page 2851, from which the Southwest corner of said Section 7 bears South 451.20 feet and N. 89°27' W. 30.00 feet; thence North, along said right-of-way line, 242.00 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence East 848.26 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence continuing East 17 feet, more or less, to the centerline of the Enterprise Irrigation District Canal; thence Southwesterly, along said canal centerline, to a point that bears East of the point of beginning; thence West 355 feet, more or less, to the point of beginning, with bearings based on Record of Survey No. 1018.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 153,000.00 (Here comply with the requirements of ORS 93.030*).

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

DATED this 30th day of October 19 92. If a corporate grantor, it has caused its name to be signed by

~~ALAN FONSECA~~

JUDI FONSECA

STATE OF OREGON, County of Clatsop) ss

The foregoing instrument was acknowledged before me this 30th day of October 19 92


by Alan Fonseca
Judi Fonseca

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me
this _____ day of _____ 19____

by _____ and _____

 OFFICIAL SEAL by _____
JUL LENGEL of _____
NOTARY PUBLIC - OREGON
COMMISSION NO. 009374 My Commission Expires Sept. 08, 1995

COMMISSION NO. 009374
MY COMMISSION EXPIRES SEPT. 08, 1995

Notary Public for Oregon

My commission expires: 9/2/95

After recording return to:

J.W. Kerns, Inc.

4360 Highway 39

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Notary Public for Oregon

My comm

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Aspen Title Co

on this 30th day of oct. A.D., 19 92
at 3:32 o'clock P M. and duly recorded
in Vol. M92 of Deeds Page 25762.

Evelyn Biehn County Clerk

By James M. Miller

Fee, \$30.00

Deputy.