



## KLAMATH COUNTY TITLE COMPANY

Vol 92 Page 25763

K-44471

**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

J. W. KERNS, INC., an Oregon corporation

conveys and warrants to JWK LIMITED PARTNERSHIP 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  $\frac{1}{4}$  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 irrigations and/or drainage.

The true consideration for this conveyance is \$ -0- (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 26th day of October 19 92 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

J. W. KERNS, INC.
 BY: James W. Kerns  
 JAMES W. KERNS, PRESIDENT
STATE OF OREGON, County of Klamath )ss.

The foregoing instrument was acknowledged before me this 26th day of October 19 92 by James W. Kerns, President of J. W. Kerns, Inc.

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ by \_\_\_\_\_ and \_\_\_\_\_ of \_\_\_\_\_ a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 12-19-92

After recording return to:

JWK Limited Partnership  
 4360 Highway 30  
 Klamath Falls, Oregon 97603  
 NAME, ADDRESS, ZIP

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

JWK Limited Partnership  
 4360 Highway 39  
 Klamath Falls, Oregon 97603

Notary Public for Oregon

My co

 STATE OF OREGON, ss.  
 TH County of Klamath

Filed for record at request of:

Klamath County 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 25763  
 Evelyn Biehn County Clerk

 By Deputy  
 Deputy.

Fee, \$30.00