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11-03-93A10:45 RCVD

K-45765

Vol. 93 Page 28988

RETURN TO: JWK Limited Partnership 4360 Highway 39 Klamath Falls, Oregon 97603	TAX STATEMENTS TO: JWK Limited Partnership 4360 Highway 39 Klamath Falls, Oregon 97603	CLERK'S STAMP:
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-BARGAIN AND SALE DEED-

Kerns Brothers Real Estate, a Co-Partnership consisting of James William Kerns, John Paul Kerns and Robert B. Kerns, Grantor, conveys to JWK Limited Partnership, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 3 in Block 1 and the vacated portion of Farmers Way adjoining said Lot 3 on the East and that portion of Lot 2 in Block 1, all in Kerns Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said Lot 2 being more particularly described as follows: Beginning at the Southwest corner of Lot 2; thence North along the Westerly line of Lot 2 a distance of 60 feet to a point; thence Easterly and parallel to the Southerly line of said Lot 2 a distance of 267.34 feet to a point; thence South parallel to the Westerly line of said Lot 2 a distance of 60 feet to the Southerly line of said Lot 2; thence Westerly along said Southerly line to the point of beginning.

Lots 6, 7, 8, 9, 10, and 11 in Block 2 and Lots 6, 7, 8, 9, 10, and 11 in Block 3, all in Kerns Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is Three Hundred Thousand and No/100ths (\$300,000.00) DOLLARS.

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 USE.

DATED this 1st day of November, 1993.

Kerns Brothers Real Estate,
a Co-Partnership

James William Kerns
James William Kerns

John Paul Kerns
John Paul Kerns

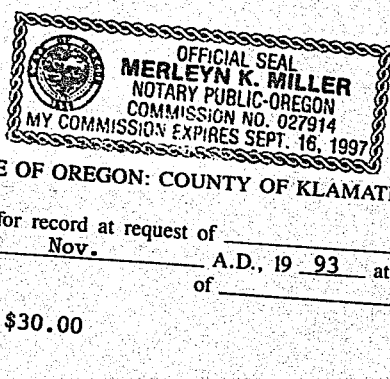
Robert B. Kerns
Robert B. Kerns

STATE OF OREGON)

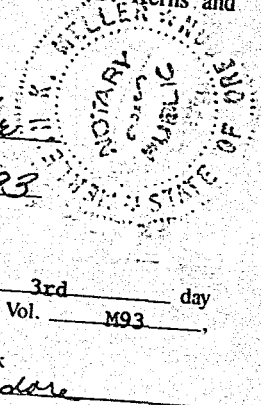
County of Klamath)

ss. November 1, 1993.

Personally appeared the above-named James William Kerns, John Paul Kerns and Robert B. Kerns and acknowledged the foregoing instrument to be their voluntary act. Before me:



Merleyn K. Miller
Notary Public for Oregon
My Commission expires: 9-16-93



FILE \$30.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of _____ Klamath County Title co _____
of _____ Nov. _____ A.D., 19 93 at 10:45 o'clock _____ A.M., and duly recorded in Vol. _____ M93
of _____ Deeds _____ on Page 28988
Evelyn Biehn County Clerk
By *Carolyn Muehlendorfer*