

MTC 31725-MK
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that R. BENJAMIN KERNS and JEANETTE F. KERNS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY L. HEDLUND, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

Lot 1 in Block 309, and the Easterly 20 feet of Lot 2 in Block 309, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions as contained in Deed recorded December 15, 1930 in Volume 93, page 330, Deed Records of Klamath County, Oregon.

TO HAVE and TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

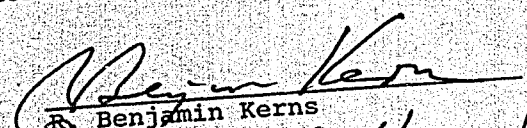
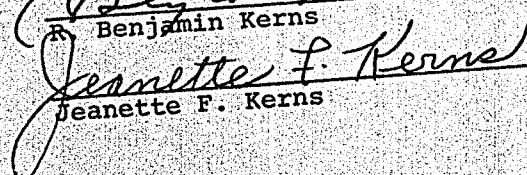
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted above

and will 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 \$50,000.00.

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 1st day of June, 1981; 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.


Benjamin Kerns

Jeanette F. Kerns

STATE OF OREGON)
 County of Klamath) ss.

6/1, 1981.

Personally appeared the above named R. Benjamin Kerns and Jeanette F. Kerns and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Linda Stelle

Notary Public for Oregon

My Commission Expires: 7/13/81

R. Benjamin & Jeanette F. Kerns

2044 Earle Street

Klamath Falls, OR 97601

Grantor's Name and Address

Gary L. Hedlund

325 Main Street

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Gary L. Hedlund

325 Main Street

Klamath Falls, OR 97601

Name, Address, Zip

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

Gary L. Hedlund

325 Main Street

Klamath Falls, OR 97601

Name, Address, Zip

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Mountain Title Company

on this 26th day of January A.D., 19 84
 at 10:15 o'clock AM and duly recorded
 in Vol. M94 of Deeds Page 2626

Evelyn Biehn

County Clerk

By Lynette M. Mudge

Fee, \$40.00

Deputy.