



10065

WARRANTY DEED

#03043984 AFTER RECORDING RETURN TO:

MICHAEL D. KERN TERESA G. KERN WANTLAN AMATH ALLSC

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

LELAND G. MONROE and LARRY LEE MONROE , hereinafter called GRANTOR(S), convey(s) to MICHAEL D. KERN and TERESA G. KERN, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 12, Block 1, Tract No. 1009, YONNA WOODS, in the County of Klamath, State of Oregon.

Code 153 Map 3711-31BO TL 1100

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE REGULATIONS. PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390.

And covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$20,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 22nd day of November, 1995.

22

LARRY LEE MONROE by Leland G

G? MONROE LELAND

Monroe, his Attorney in Fact

STATE OF OREGON- WASHINGTON

County of Klamath YAKIMA

On November 30, 1995, LELAND G. MONROE, individually and as Attorney in Fact for LARRY LEE MONROE, personally appeared before me,

____who is personally known to me

whose identity I proved on the basis of

whose identity I proved on the oath/affirmation of , a credible witness

to be the signer of the above document, and he/she acknowledged that he/she signed it.

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VELUE BECCEPTICS RELIBER LOT \$63043904

TERESA C. REAK WINDSEL D. HUBY

SAME AS ABOVE STATEMENTS TO THE POLLOWING ADDRESS: STATEMENTS TO THE POLLOWING ADDRESS:

described ast BLOEDLE AFLASSES JALLAS COMPLESS COMPLESS CONTRACTOR GRANTONIS), THETELASTROP OF SPECIFICATION SPECIFICATION OF SPECIFICATION O PETWIC CT MANAGE AND CREEKA TRE METROE PROPERTY LAST

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STATE OF OREGON: COUNTY OF KLAMATH : ss.	
Filed for record at request of <u>Aspen Title</u> of <u>Dec</u> A.D., 19 <u>95</u> at <u>3:48</u> of <u>Deeds</u>	Co thethedthda o'clockM., and duly recorded in Volda da on Page33130 da
FEE \$35.00	By Rause Mullendare

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that he she signed it.

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