



State of Oregon, County of Klamath
Recorded 7/13/99, at 11:17 a.m.
In Vol. M99 Page 27886
Linda Smith,
County Clerk Fee \$ 30 - KR

After recording return to:

Mike Kern
912 Prospect 10810 Ugonne Drive
Klamath Falls, OR 97601 Bend, OR 97623

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

Mike Kern
912 Prospect 10810 Ugonne Drive
Klamath Falls, OR 97601 Bend, OR 97623

Escrow No. K54257B

Title No. K54257B

STATUTORY WARRANTY DEED

Clarice A. Miller, an estate in fee simple, Grantor, conveys and warrants to Michael D. Kern and Teresa G. Kern, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot H in Block A of NICHOLS 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, TOGETHER WITH the Southwesterly 2 feet of alley adjacent on the Northeast.

This property is free of liens and encumbrances, EXCEPT: 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.

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 USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$49,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 8 day of July, 1999.

Clarice A. Miller
Clarice A. Miller

STATE OF OREGON } ss.
County of Klamath

This instrument was acknowledged before me on this 8th day of July, 1999
by Clarice A. Miller



Brenda P. Rodriguez
Notary Public for Oregon
My commission expires: 9-6-01

1999 JUL 13 AM 11:17