MTC 49795-MS

WARRANTY DEED

46809

NORMAN D. MCKEEHAN,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
EARL MARTIN KERNS and SHIRLEY F. KERNS, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

> LOT 7 IN BLOCK 31 OF FIFTH ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH A 1975 CASA MOBILE HOME, PLATE #X130977.

4008-006BC-00500	622589
M-130977	53088

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever 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.

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 and actual consideration for this conveyance is   30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 9350 HWY 66, KLAMATH FALLS, OR 97601

Dated this __23__ day of __November__, 19_99_

Norman D McKeehan
NORMAN D. MCKEEHAN

State of Oregon
County of

This instrument was acknowledged before me on __November 23, 1999__ by NORMAN D. MCKEEHAN.

Christene Carter
(Notary Public for Oregon)

My commission expires __7/19/2002__

ESCROW NO. MT49795-MS

Return to:
EARL MARTIN KERNS
9350 HWY 66
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 11/24/99, at 3:49 p m.
In Vol. M99 Page 46809
Linda Smith,
County Clerk   Fee$ 30 00