

'01 MAY 9 AM 11:18

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NN

Grantor's Name and Address

Grantor's Name and Address

After recording, return to (Name, Address, Zip):  
Melissa Huff-Kerns  
P.O. Box 177  
Keno, Oregon 97627

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Same as above

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
 Recorded 05/09/01, at 11:18 a m.  
 In Vol. M01 Page 21241  
Linda Smith,  
 County Clerk Fee\$ 21.00

m9c52883  
MTC 52156

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that TIMOTHY KERNS

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MELISSA HUFF-KERNS

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

**Lot 18 Block 34, and Lot 25, Block 35, 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.**

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 (if no exceptions, so state):  
except those of record and apparent to the land

and that grantor will warrant and forever defend the 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 \$ other than money. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols  $\Phi$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this on September-14, 2000; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 90.930.

Timothy Kerns  
Timothy Kerns

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on September-14, 2000

by Timothy Kerns

This instrument was acknowledged before me on

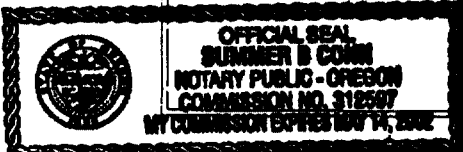
by

as

of

Summer B. Conn  
Notary Public for Oregon

My commission expires 5-14-02



21.00 m