

5810
KNOW ALL MEN BY THESE PRESENTS, That RAYMOND L. KERCHER and DELORES F. KERCHER, husband and wife, - - -

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES H. JACKSON and CHRISTIANE B. JACKSON, husband and wife, as tenants by the entirety, 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:

A tract of land situated in the SE $\frac{1}{4}$ of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin marking the center one-fourth corner of said Section 23 as set by record of Survey No. 1571, as recorded in the Klamath County Surveyor's Office; thence South 1128.12 feet; thence East 253.52 feet to a 1/2 inch iron pin on the North-easterly right of way line of Lakeshore Drive (sic) (Highway No. 421); thence North 30° 12'56" West 35.33 feet to a 5/8 inch iron pin on the said Northeasterly right of way line, said point being the True Point of Beginning of this description; thence leaving said right of way line North 61°15'46" East 21.07 feet; thence southeasterly along the arc of a curve to the right (central angle=53°49'08", radius=100.00 feet) 93.93 feet; thence South 64°55'06" East 109.68 feet; thence Southeasterly along the arc of a curve to the left (central angle(sic)=19°52'30", radius=400.00 feet) 138.75 feet; thence South 84°47'36" East 75.60 feet to the Southwesterly line of deed recorded in Volume M69 page 4801; thence South 11°43'00" East 122.71 feet to the Southwesterly corner of deed recorded in Volume M69 --description continued on reverse--

(If space insufficient, continue description on reverse side)

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 reservations, restrictions, rights of way of record and those apparent on the land and included in the description above,

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$28,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 August, 1975, 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.

(If executed by a corporation, affix corporate seal)

Raymond L. Kercher
and Delores F. Kercher

STATE OF OREGON,

County of Klamath

August 1st, 1975

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19 _____

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of _____

a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 1-24-77

Notary Public for Oregon

My commission expires:

Dr. and Mrs. Raymond L. Kercher

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. James H. Jackson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Alan Lee

210 North 4th Street

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. James H. Jackson

2071 Lakeshore Drive

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-

ment was received for record on the

day of _____, 1975,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

CONTINUATION of real property description wherein RAYMOND L. KERCHER and DELORES F. KERCHER, husband and wife, are grantors and JAMES H. JACKSON and CHRISTIANE B. JACKSON, husband and wife, are grantees:
 page 4801; thence North $78^{\circ}17'00''$ East 463.0 feet, more or less, to a point on the westerly shore line of Upper Klamath Lake; thence southwesterly along said shore line to a point that bears South $31^{\circ}30'46''$ West a distance of 156.44 feet from the last described point and being the Southwesterly corner of Deed Volume 316 pge 204; thence leaving said shore line South $78^{\circ}17'00''$ West 603.0 feet, more or less, to a point on the northeasterly right of way line of said Lakeshore Drive; thence northwesterly along the said right of way line following the arc of a curve to the left (central angle= $14^{\circ}12'46''$, radius=439.26 feet) 108.96 feet; thence continuing along said right of way line North $34^{\circ}07'00''$ West 249.50 feet; thence continuing along said right of way line following the arc of a curve to the right (central angle= $05^{\circ}22'46''$, radius=686.30 feet) 64.44 feet to the True Point of Beginning.
 SUBJECT TO: That certain mortgage including the terms and provisions thereof executed by Raymond L. Kercher and Delores F. Kercher, husband and wife, to Eston E. Balsiger and Billie L. Balsiger, husband and wife, dated January, 1974, recorded January 25, 1974 in Volume M-74 at page 848, Microfilm Records of Klamath County, Oregon, to secure the principal balance of \$19,000.00, which mortgage grantees assume and agree to pay according to the terms thereof.
 FURTHER SUBJECT TO: Easements, restrictions, rights of way of record and those apparent on the land.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record ~~xxxxxxxxxx~~ 4:03
 this 7th day of OCTOBER, A.D. 1975, at 4:03 P.M., and
 duly recorded in Vol. M 75, of DEEDS on Page 12408
 FEE \$ 6.00
 By Hazel Drayton W.D. MILNE, County Clerk