

KNOW ALL MEN BY THESE PRESENTS, That KENNETH T. TUCKER and JEAN ADRIANNE TUCKER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH W. KUMMER and ELLEN G. KUMMER, husband and wife, hereinafter called 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: Lot 1, Block 3, LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following: A tract of land situated in the SW $\frac{1}{4}$ of Section 11 and the NE $\frac{1}{4}$ of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11, said point being North 0°07'13" West a distance of 71.79 feet from the South $\frac{1}{4}$ corner of said Section 11; thence South 62°56'13" East 572.55 feet; thence on the arc of a 130 foot radius curve to the right 24.17 feet; thence South 52°17'05" East 440.74 feet; thence on the arc of a 130 foot radius curve to the right 33.42 feet thence South 37°33'14" East 141.09 feet; thence on the arc of a 130 foot radius curve to the right 71.41 feet; thence South 06°04'53" East 158.13 feet; thence on the arc of a 70 foot radius curve to the left 78.84 feet; thence South 71°26'17" East 279.26 feet; thence South 72°03'37" East 210.79 feet; thence on the arc of a 130 foot radius curve to the right 129.94 feet; thence South 14°47'22" (continued 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 as stated on the reverse side of this deed, or those apparent upon the land, if any, as of the date of this deed

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 \$ 8,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration, in which case 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 _____ day of _____, 19 80; 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)

STATE OF OREGON }
County of SANTA CLARA } ss.
October 2, 19 80

STATE OF OREGON, County of _____) ss.
_____, 19 _____

Personally appeared the above named
KENNETH T. TUCKER and JEAN ADRIANNE
TUCKER, husband and wife

Personally appeared _____ and
_____, 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

_____ and acknowledged the foregoing instrument to be their voluntary act and deed.

_____, 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.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires: _____
OFFICIAL SEAL
S. K. MAU
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My comm. expires MAR 27, 1983

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Mr. & Mrs. Kenneth T. Tucker
1489 Flicker Way
Sunnyvale, CA 94087

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Ralph W. Kummer
278 La Casa Avenue
San Mateo, CA 94403

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____,

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.

By _____

Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11; thence South 0°07'13" East along said West line of the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Sprague River.
4. Reservations as contained in plat dedication, to wit:
"said plat being subject to a 16-foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 9th day of October A. D. 1980 at 2:07 o'clock P M., and

fully recorded in Vol. MS0, of Deeds on Page 19719

Wm D. MILNE, County Clerk

By Bernetha A. Hitch

Fee \$7.00