

KNOW ALL MEN BY THESE PRESENTS, That

MELBA R. TUCKER & EMMITT M. TUCKER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RYAN HUNTSMAN & DONNA RAE HUNTSMAN, 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:

The NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM That portion conveyed to Klamath County for roadway purposes in Volume M79, page 17530, Microfilm Records of Klamath County, Oregon.

Tax Account No. 4007-12D0-100



MOUNTAIN TITLE COMPANY

"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."

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 Those of record and apparent upon the land, if any, as of the date of this deed,

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 \$15,000.00. However, the actual consideration consists of or includes other property or value such as premises which is the whole consideration and sets forth the same in the body of this deed.

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 3rd day of November, 1988, 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)

Emmitt M. Tucker
Emmitt M. Tucker

Melba R. Tucker by Emmitt M. Tucker
Melba R. Tucker by Emmitt M. Tucker as Attorney
STATE OF OREGON, County of in fact for Melba R. Tucker

STATE OF OREGON, } ss.
County of Klamath
11-3, 1988

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 _____, 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.

Personally appeared the above named Emmitt M. Tucker, individually and as Attorney in fact for Melba R. Tucker

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: _____, 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Before me: *Melba R. Tucker*
Notary Public for Oregon
My commission expires: 8-16-92

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 3rd day of Nov., 1988, at 12:25 o'clock P.M., and recorded in book M88 on page 18686 or as file/reel number 93467.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Melba R. Tucker & Emmitt M. Tucker
1905 Lancaster
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS
Ryan Huntsman & Donna Rae Huntsman
PO BOX 598
Keno OR 97627
GRANTEE'S NAME AND ADDRESS

After recording return to:
Grantee
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Grantee
NAME, ADDRESS, ZIP

Fee \$8.00

Evelyn Biehn, County Clerk
Recording Officer
By *Paulene T. Niekirk* Deputy