

KNOW ALL MEN BY THESE PRESENTS, That
HUSBAND AND WIFE

JAMES E. HAMMOND AND MARY F. HAMMOND,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN M. BRUCE
AND EILEEN M. BRUCE, HUSBAND AND WIFE, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

"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 and the above granted premises, free from all encumbrances except those of record and 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 \$ 10.00 plus other valuable considerations. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 14th day of January, 1990; 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.

STATE OF OREGON,)
County of Klamath ss.
January 9, 1990.

Personally appeared the above named
James E. Hammond and
Mary F. Hammond

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

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.

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) David D. Chandler
Notary Public for Oregon
My commission expires: 7-6-90

Notary Public for Oregon
My commission expires:

Hammond
1888 Lakeshore Dr.
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS
Bruce
1888 Lakeshore Dr.
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath Falls Federal
540 Main St., KEO 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Same as above
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

MTC NO: 22731

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the NW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly line of the Rock Creek Road (Lakeshore Drive), which point is the following courses and distances from the Southwest corner of the NW1/4 NW1/4 of said Section 25; East 245 feet; North 336 feet; North 21 degrees 45' East 56.5 feet; South 70 degrees 33' East, 57.0 feet; South 85 degrees 24' East 123.8 feet; and North 89 degrees 47' East 30.9 feet; thence from said point South 89 degrees 47' 40" West, a distance of 64.36 feet to a 5/8 inch iron pin and the TRUE POINT OF BEGINNING of this description, said point also being the Southwesterly corner of parcel of land conveyed by James E. Hammond et ux to Wilbur D. Throop et ux, by deed dated November 16, 1970 and recorded in Volume M70, page 10282, Microfilm Records of Klamath County, Oregon; thence continuing North 83 degrees 24' 30" West a distance of 105.7 feet to a 3/4 inch iron pipe in a fence line; thence North 23 degrees 12' East a distance of 104.2 feet to an iron rod on the shore line of Upper Klamath Lake; thence South 76 degrees 16' 51" East along said shore line a distance of 99.93 feet to a 5/8 inch iron pin; thence South 21 degrees 28' 41" West along the Westerly line of said Throop parcel a distance of 90.48 feet to the point of beginning.

Bearings based on Survey No. 1507 as filed in the Klamath City Engineers Office.

Tax Account No: 3808 025BB 00700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day
of Jan. A.D., 19 90 at 4:00 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 559.
By Evelyn Biehn County Clerk
Oneline Mullins

FEE \$33.00