

19654

MT 24105-K

KNOW ALL MEN BY THESE PRESENTS, That

Jack Gann and Joyce Gann hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called Craig A. Kuyper and Kathy L. Kuyper, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

SEE LEGAL DESCRIPTION ATTACHED WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land 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 \$ 103,500.00

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 24th day of August, 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.

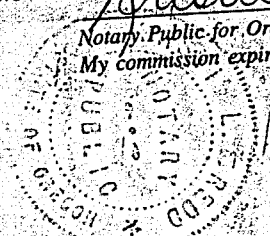
STATE OF OREGON, County of Klamath, August 24, 1990 ss.

Personally appeared the above named Jack Gann and Joyce Gann

Jack Gann
Joyce M. Gann
(Joyce Gann)

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

Before me: Kristin L. Redd



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____ a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____ (SEAL)
My commission expires: _____

Jack Gann & Joyce Gann
1863 NE Tombstone
Bend, OR 97701
GRANTOR'S NAME AND ADDRESS
Craig A. Kuyper & Kathy L. Kuyper
25083 Schaupp Rd.
Malin, OR 97632
GRANTEE'S NAME AND ADDRESS
Other recording returns to: SAME AS GRANTEE
NAME, ADDRESS, ZIP
Use if 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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MTC NO: 24105-K

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SE1/4 of Section 11, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of said SE1/4 from which the Northeast corner of said SE1/4 bears South 89 degrees 05' 04" East, 328.39 feet; thence North 89 degrees 05' 04" West on said North line, 1042.12 feet to the Northerly right-of-way line of Schaupp Road; thence Easterly on said Northerly right-of-way line the following four courses:

On a 174.63 foot radius curve to the left (delta= 28 degrees 44' 27") 87.60 feet; North 89 degrees 30' 20" East, 364.88 feet; on a 388.10 foot radius curve to the right (delta= 44 degrees 44') 303.01 feet; South 45 degrees 45' 40" East, 443.87 feet; thence leaving said Northerly right-of-way line North 00 degrees 07' 00" East, 420.69 feet to the point of beginning.

Tax Account No: 4011 00000 02200
(covers other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
of Sept. A.D., 19 90 at 11:37 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 17631.

FEE \$33.00

Evelyn Biehn County Clerk

By Dorinda Mullendore