

KNOW ALL MEN BY THESE PRESENTS, That ROCKY WARNER and KELLI WARNER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS S. TUCKER and CHRISTINE S. TUCKER, 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, 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 EXHIBIT A 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 those of record and those apparent upon the land, if any, as 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 \$ 210,000.00

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 10th day of January, 19 92; 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 10, 19 92.

Rocky Warner
ROCKY WARNER

Kelli Warner
KELLI WARNER

Personally appeared the above named
ROCKY WARNER
KELLI WARNER

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

Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires: 11/16/95



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

My commission expires:

(SEAL)

~~ROCKY WARNER and KELLI WARNER~~

GRANTOR'S NAME AND ADDRESS

THOMAS S. TUCKER and CHRISTINE S. TUCKER
1115 RIVERSIDE DRIVE
KLAMATH FALLS, OR 976061

GRANTEE'S NAME AND ADDRESS

THOMAS S. TUCKER and CHRISTINE S. TUCKER
1115 RIVERSIDE DRIVE
KLAMATH FALLS, OR 976061

NAME, ADDRESS, ZIP

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

THOMAS S. TUCKER and CHRISTINE S. TUCKER
1115 RIVERSIDE DRIVE
KLAMATH FALLS, OR 976061

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR
RECORDERS USE

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.

Recording Officer

By _____ Deputy

MTC NO.: 26813-LB

EXHIBIT A
LEGAL DESCRIPTION

The following described real property situated in Klamath County, Oregon:

A portion of land lying in the S 1/2 NE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the center quarter corner of Section 5, Township 39 South, Range 9 East of the Willamette Base and Meridian, Klamath County, Oregon, which corner is marked with an iron axle with gear attached and firmly set in the ground; thence North 685.67 feet and East 23.36 feet to an iron rod with metal cap (Surv, Kap) representing an angle point on the west boundary of this land being partitioned; thence South 42 degrees 13' 19" East 50.04 feet to an iron pin; thence South 71 degrees 37' 46" East 86.02 feet to an iron pin, being the true point of beginning of this description; thence South 36 degrees 05' 30" East 145.00 feet to an iron pin; thence North 53 degrees 54' 30" East 318.65 feet to an iron pin on the westerly right of way boundary of old U. S. Hwy. No. 97; thence along said boundary on the arc of a 4 degree curve to the left 145.14 feet (long chord bears North 38 degrees 00' 35" West 145.08 feet) to an iron pin; thence South 53 degrees 54' 30" West 313.80 feet to the true point of beginning.

Together with an easement for ingress and egress over and across an existing roadway 50 feet wide as shown on map of Major Land Partition No. 69-83 filed in the Records of Klamath County Clerk on May 1, 1984.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of Jan. A.D., 19 92 at 2:18 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 892.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mullendore