

KNOW ALL MEN BY THESE PRESENTS, That HAROLD L. KETZENBARGER AND BEVERLY JEAN KETZENBARGER, Co-Trustees of the Ketzenbarger Family Trust dated the 17th of May 1990 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DUANE R. PIERCE AND PATRICIA A. PIERCE, 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 \$ 39,500.00

[illegible]

*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 12th day of May, 19 90, 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~~, (Washington)  
County of Innocent ) ss.  
16 May 12 1992

*[Signature]*  
HAROLD L. KETZENBARGER, Co-Trustee  
KETZENBARGER FAMILY TRUST

X Beverly Jean Ketzenbarger  
BEVERLY JEAN KETZENBARGER, Co-Trustee  
KETZENBARGER FAMILY TRUST

Personally appeared the above named \_\_\_\_\_  
HAROLD L. KETZENBARGER and  
BEVERLY JEAN KETZENBARGER,  
Co-Trustees OF THE KETZENBARGER FAMILY TRUST

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

**Before me:**

Notary Public for ~~Oregon~~ *the St. of Washington*  
My commission expires: *9/20/92*  
*Residing in Edmonds*

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)

THE KETZENBARGER FAMILY TRUST  
7109 226th Place SW  
MOUNT LAKE TERRACE, WA 98043

GRANTOR'S NAME AND ADDRESS

Duane R. Pierce and Patricia A. Pierce  
4780 Portola Drive  
Fremont CA 94536 GRANTEE'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After receiving return on

See Grantees Above

NAME ADDRESS ZIP

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

~~See Grantees Above~~

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

EXHIBIT A  
LEGAL DESCRIPTION

A tract of land situate in Government Lot 1, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15, thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet; thence South 34 degrees 25' 40" East 536.01 feet to the true point of beginning of this description; thence continuing South 34 degrees 25' 40" East 378.25 feet, more or less to the South line of said Lot 1; thence South 89 degrees 25' 15" West along said South Lot line, 481.63 feet to a point on the bank of Williamson River; thence North 34 degrees 25' 40" West 110.0 feet; thence North 55 degrees 34' 20" East 400.0 feet to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day  
of June A.D. 19 92 at 11:03 o'clock A M., and duly recorded in Vol. M92,  
of Deeds on Page 11870.

Evelyn Biehn ~ County Clerk

FEE \$35.00

By Danise Muelndore