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THE NEWS LAW PUBLISHING CO., PORTLAND, OR, 97204

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WARRANTY DEED

Vol. m93 Page 6494

KNOW ALL MEN BY THESE PRESENTS, That

MARTHA ANDREWS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD E. KUCERA and NANCY KUCERA, husband and wife,

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:

Beginning at the Northwest corner of Section 12, Township 39 South, Range 8 East of the Willamette Meridian; thence South 1348.93 feet to the South-west corner of the NW-1/4 NW-1/4; thence East 384.34 feet; thence South 1003.00 feet; thence North 72°14'14" West 70.34 feet; thence South 40°37'42" West 155.66 feet; thence South 110 feet more or less to the North boundary of that certain tract of land to the State of Oregon by and through its State Highway Commission described in Deed Volume 104, at page 547; thence continuing in a Southeasterly, Southerly and South direction along said tract of land and the North line of Balsam Drive, to the Westerly extended line of a tract of land described in Deed Volume 284, at page 91, then North along said Westerly line to the Northwest corner of that certain tract of land; thence East to the Southeast corner of the SE-1/4 NE-1/4 NW-1/4; thence North to the Northeast corner of the NE-1/4 NE-1/4 NW-1/4; thence West to the point of beginning, situated in Section 12, Township 39 South, Range 8 EWM. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as hereinabove stated

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 \$40,000.00

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 12 day of November, 1976; 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)

STATE OF OREGON,

County of Klamath

November 12, 1976

Personally appeared the above named

MARTHA ANDREWS

(and) acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of) ss.

Personally appeared

and

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

MARTHA ANDREWS

GRANTOR'S NAME AND ADDRESS

DONALD E. KUCERA and NANCY KUCERA, husband and wife,

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald E & Nancy Kucera
13188 Matney Rd
Klamath Falls OR 97603

NAME, ADDRESS, ZIP

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

Same as 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.

Recording Officer

By Deputy

305 CA

SUBJECT TO: 1. Reservations, restrictions, rights of way and/or easements of record and those apparent on the land.

Section 12, Township 39 South, Range
once South 318 feet to the South
and East 31.14 feet; thence South
West 70.34 feet; thence South 40°37'
0 feet more or less to the North
to the State of Oregon by and thro-
ugh Volume 204, at page 547;
and South along
of Ballum Drive, to the Westerly
End Volume 284, at page 97

STATE OF OREGON: COUNTY OF KLAMATH: SS

Filed for record at request of _____ the _____ day
of March A.D., 19 03 at 11:30 o'clock A. M., and duly recorded in Vol. M93
of Deer's _____ on Page 6494

FEE \$35.00

By Annette Mueller Evelyn Biehn County Clerk

STATE OF OREGON

THE END OF A LINE

RECEIVED YOUR LETTER OF 11/10/68

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

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(continued)