

## WARRANTY DEED

MTC360TMS

LESTER J. TUCKER AND LOIS M. TUCKER, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE TUCKER LOVING TRUST DATED JULY 19, 1990,  
 Grantor(s) hereby grant, bargain, sell and convey to  
 SAMUEL D. GATES and RACHELLE M. GATES, husband and wife,  
 Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

PARCEL 1 OF LAND PARTITION 24-95 BEING SITUATED IN THE SE1/4 OF THE NE1/4 OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
 and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 27,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4200 SUMMERS LANE, #88, KLAMATH FALLS, OR 97603

Dated this 21st day of December, 1995

Lester J. Tucker  
 LESTER J. TUCKER, TRUSTEE

Lois M. Tucker  
 LOIS M. TUCKER, TRUSTEE

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. December 21 19 95  
 COUNTY OF Klamath

Personally appeared the above named Lester J. Tucker and Lois M. Tucker

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart  
 Notary Public for Oregon

My commission expires 12-20-98

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

Return to:  
 SAMUEL D. GATES  
 4200 SUMMERS LANE, #88  
 KLAMATH FALLS, OR 97603

Mountain Title Co  
 on this 22nd day of Dec A.D., 19 95  
 at 2:58 o'clock P M. and duly recorded  
 in Vol. M95 of Deeds Page 34939  
 Bernetha G. Letch County Clerk  
 By Pauline G. Mullendore  
 Deputy.

Fee \$30.00

95 DEC 22 P2:58