

OK

14572

MTCB967761

SPECIAL WARRANTY DEED

Vol. M94 Page 66C8

KNOW ALL MEN BY THESE PRESENTS, That G.S.I., INC.

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
DONALD E. KUCERA and NANCY I. KUCERA, husband and wife,
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Klamath, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" attached hereto.

Grantor hereby retains an easement 30 feet in width along the southern boundary of the real property described in Exhibit A running for a distance of 180 feet easterly from the east boundary of Summers Lane. Grantor also grants an easement 30 feet in width immediately south of said southerly property line extending for a distance of 180 feet easterly from the east boundary of Summers Lane. This easement creates a joint easement 60 feet in width with the centerline running along the south boundary line of the real property described in Exhibit A for a distance of 180 feet from the easterly boundary of Summers Lane and shall be for parking lot purposes and shall be maintained consistent with the agreement of the parties as recorded in Klamath County Deed Records Vol. M88, Page 2/37, on November 13, 1988; this easement is the same easement described in said recorded agreement.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$110,000.00.

~~However, this section shall not apply to transfers of real property made by a corporation, partnership, or other entity, if the transfer is made for the purpose of securing a loan or other financial transaction.~~ (The sentence between the symbols ①, 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 22nd day of November, 1988; 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.

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.

STATE OF OREGON,

County of _____

ss.

STATE OF OREGON, County of Klamath

ss.

November 22, 1988

Personally appeared JULIA DECKER

and

who, being duly sworn,

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

G.S.I., INC.

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 _____

Notary Public for Oregon

My commission expires: 11/16/91

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

G.S.I., INC.

GRANTOR'S NAME AND ADDRESS

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

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

DONALD E. and NANCY I. KUCERA
3545 Summers Lane
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S 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/reel/volume No. _____ on page _____ or as fee/title/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

6609

Order No.: 20700-D

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East right-of-way line of Summers Lane, said point being North 00 degrees 21' 30" West 586.80 feet and North 89 degrees 38' 30" East 30.00 feet from the West 1/4 corner of said Section 11; thence North 00 degrees 21' 30" West, along said right-of-way, 152.74 feet to the North line of that tract of land described in Volume 128, page 547 of the Klamath County Deed Records; thence North 89 degrees 48' 30" East, along the North line of said tract, 270.00 feet to the centerline of the 1-C-9A Drain; thence South 00 degrees 21' 30" East, along said centerline, 75.00 feet; thence North 89 degrees 48' 30" East 42.00 feet; thence South 00 degrees 21' 30" East 77.74 feet; thence South 89 degrees 48' 30" West 312.00 feet to the point of beginning, with bearings based on the Survey Map of Minor Land Partition No. 25-88.

Tax Account No.: 3909 011BC 04600 (with other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 12th day
of March A.D., 19 96 at 11:51 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 6608

FEE \$35.00

By Bernetha G. Letsch, County Clerk