

21688

WARRANTY DEED

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MTC 38711 KR

RALPH W. KUMMER AND ELLEN G. KUMMER, TRUSTEES OF THE RAEKUM TRUST DATED
DECEMBER 3, 1993,

Grantor(s) hereby grant, bargain, sell and convey to:

DOYLE F. GREGORY and NINA M. GREGORY, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 686 MICHAEL LANE, PARADISE, CA 95969

Dated this 16th day of July, 1996

Ralph W. Kummer
RALPH W. KUMMER, TRUSTEE

Ellen G. Kummer
ELLEN G. KUMMER, TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF _____

SS. _____

19 _____

COUNTY OF _____

Personally appeared the above named _____

*See
attached
for California*

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____

My commission expires _____

(seal)

ESCROW NO. MT38711-MS

Return to:

DOYLE F. GREGORY

686 MICHAEL LANE

PARADISE, CA 95969

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

21699

State of California

County of Placer

On July 16, 1996 before me, Dianne A. King, Notary Public, personally appeared
RALPH W. KUMMER AND ELLEN G. KUMMER

() personally known to me - OR - (x) proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Dianne A. King

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- (x) Individual
() Corporate Officer

Title(s)

- () Partner(s) () Limited
() General
() Attorney-in-Fact
() Trustee(s)
() Guardian/Conservator
() Other: _____

DESCRIPTION OF ATTACHED DOCUMENT

Certification of Trust
Title or Type of Document

Number of Pages

July 16, 1996
Date of Document

None

Signer is Representing:
name of person(s) or entity(ies)

Signer(s) Other Than Named Above

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, Block 3, LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following:

A tract of land situated in the SW 1/4 of Section 11 and the NE 1/4 of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin of the West line of the SW 1/4 SE 1/4 of said Section 11, said point being North 0 degrees 07' 13" West a distance of 71.79 feet from the South 1/4 corner of said Section 11; thence South 62 degrees 56' 13" East 572.55 feet; thence on the arc of a 130 foot radius curve to the right 24.17 feet; thence South 52 degrees 17' 05" East 440.74 feet; thence on the arc of a 130 foot radius curve to the right 33.42 feet thence South 37 degrees 33' 14" East 141.09 feet; thence on the arc of a 130 foot radius curve to the right 71.41 feet; thence South 06 degrees 04' 53" East 158.13 feet; thence on the arc of a 70 foot radius curve to the left 78.84 feet; thence South 71 degrees 26' 17" East 279.26 feet; thence South 72 degrees 03' 37" East 210.79 feet; thence on the arc of a 130 foot radius curve to the right 129.94 feet; thence South 14 degrees 47' 22" East 269.56 feet, thence South 30 degrees East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW 1/4 SE 1/4 of said Section 11; thence South 0 degrees 07' 13" East along the said West line of the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 19th day
of July A.D., 19 96 at 2:27 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 21698.

Bernetha G Letsch, County Clerk

By [Signature]

FEE \$40.00