

2008-010788

Klamath County, Oregon



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07/30/2008 11:22:31 AM

Fee: \$31.00

Recording Requested By:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

When Recorded Return To:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

ATE: 7106

COVER SHEET

DOCUMENT: **Warranty Deed**

GRANTOR: **Martha Andrews Meeker and Floyd Meeker, as tenants
by the entirety**

GRANTEE: **Donald E. Kucera and Nancy I. Kucera, husband and
wife**

CC # 1003849

This document is being recorded as an
accommodation only. No information
contained herein has been verified.
Aspen Title & Escrow, Inc.

\$31-4

1-1-74

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MARTHA ANDREWS MEEKER and FLOYD MEEKER, as tenants by the entirety,

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

All that certain real property more particularly described in attached Exhibit "A" which by this reference is incorporated herein in full as if here set forth.

RESERVING AND EXCEPTING therefrom, however, unto the grantors, the full use, control, income and possession of the property for and during their respective natural lives.

(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 those listed herein, including those listed on attached Exhibit "A",

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 \$ 60,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). If the sentence between the symbols () is not applicable, should be deleted. See ORS 23.010.~~

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 23 day of February, 19 81; 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)

Martha Andrews Meeker
Martha Andrews Meeker
Floyd Meeker
Floyd Meeker

STATE OF OREGON, }
County of Klamath } ss.
Feb 23, 19 81

Personally appeared the above named
Martha Andrews Meeker and
Floyd Meeker

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 4-11-84

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ 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

_____, 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 Meeker & Floyd Meeker
5850 Balsam Drive
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Donald E. & Nancy I. Kucera

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald E. & Nancy I. Kucera

NAME, ADDRESS, ZIP

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

Donald E. & Nancy I. Kucera

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/reel/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

DESCRIPTION

All that portion of the Southwest quarter of the Northwest quarter of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following:

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 Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$; 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, page 91, thence North along said Westerly line to the Northwest corner of that certain tract of land; thence West to the point of beginning.

ALSO EXCEPTING THEREFROM the following:

Beginning at a point which lies South 1348.93 feet from the Northwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence South 89° 00' 26" East 384.34 feet; thence South 1003.00 feet to a point; thence North 72° 14' 14" West 70.34 feet to a point; thence South 40° 37' 42" West, 155.66 feet; thence South 110 feet more or less to the North boundary of a tract of land deeded to the State of Oregon by and through its State Highway Commission, thence in a Westerly and Northwesterly direction to the Westerly line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence North to the point of beginning, all situate in Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the following:

Beginning at the quarter corner common to Sections 11 and 12, Township 39 South, Range 8 East of the Willamette Meridian; thence North along the West line of said Section 12 a distance of 490.0 feet; thence along the Northerly line of the County Road South 24° 30' East a distance of 76.6 feet; thence South 45° 39' East a distance of 277.2 feet; thence South 62° 11' East a distance of 113.6 feet; thence South a distance of 173.1 feet; thence West a distance of 330.0 feet to the point of beginning, excepting from the above parcel of land a strip 60 feet in width along the Northeasterly side, said strip being in use as a road along the Northeasterly side of the above described parcel of land.

FURTHER EXCEPTING THEREFROM any portion thereof lying within the right of way line of Balsam Drive.

ALSO EXCEPTING THEREFROM the following:

Beginning at the center of Section 12, Township 39 South, Range 8 East of the Willamette Meridian; thence North 690 feet; thence North 89° 49' West for a distance of 1650 feet to the Southeast corner of the tract herein conveyed; thence North 600 feet; thence North 89° 49' West 363 feet; thence South 600 feet; thence South 89° 49' East for a distance of 363 feet to the point of beginning.