



THIS SPACE RESERVED FOR

2016-000912
Klamath County, Oregon
01/29/2016 11:14:03 AM
Fee: \$52.00

Grantor's Name and Address

Thomas Tucker and Christine Tucker

27455 Rocky Point Rd.

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Thomas Tucker and Christine Tucker

27455 Rocky Point Rd.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Thomas Tucker and Christine Tucker
27455 Rocky Point Rd.
Klamath Falls, OR 97601

File No. 84817AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Thomas S. Tucker and Christine S. Tucker, as Tenants by the Entirety,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Thomas Tucker and Christine Tucker, as Tenants by the Entirety,

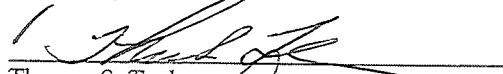
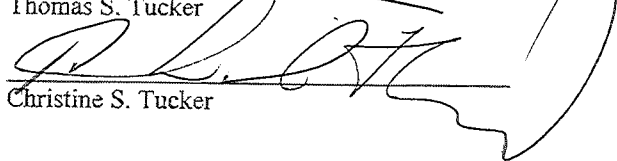
hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

See Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

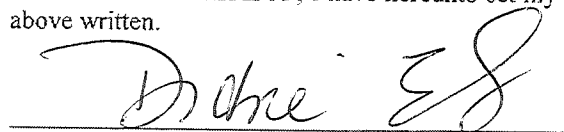
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 25th day of January, 2016; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Thomas S. Tucker

Christine S. Tucker

State of Oregon } ss
County of Douglas;

On this 25th day of January, 2016, before me, Diane Eileen Sullivan, a Notary Public in and for said state, personally appeared Thomas S. Tucker and Christine S. Tucker, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: OR
Commission Expires: 8/6/18

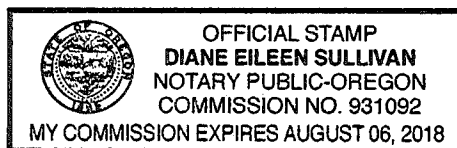


EXHIBIT "A"

A portion of Government Lot 4 in Section 2, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the Southerly right-of-way of State Highway No. 421 and the West Section line of Section 2, Township 36 South, Range 6 East, Willamette Meridian; thence Northeasterly along said right-of-way to the Southwest corner of property described in Deed Volume M75 page 10733; thence South $73^{\circ} 12 \frac{1}{2}'$ East, 251.2 feet to the Westerly shore of Pelican Bay; thence Southwesterly along the Westerly shore of Pelican Bay to the South boundary of Government lot 4, Section 2, Township 36 South, Range 6 East, Willamette Meridian; thence Westerly along South boundary of said Government Lot 4 to the West boundary of said Section 2; thence Northerly along West boundary of said Section 2 to the point of beginning. SAVING AND EXCEPTING THEREFROM THE FOLLOWING:

A piece or parcel of land situate in the NW1/4 NW1/4 of Section 2, Township 36 South, Range 6 East of the Willamette Meridian, on the Westerly bank of Recreation Creek in Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the West boundary of Section 2, Township 36 South, Range 6 East of the Willamette Meridian from which the monument marking the Northwest corner of said Section 2 Bears North $0^{\circ} 17'$ West 1342.04 feet distant; thence East 180 feet, more or less to the Westerly bank of Recreation Creek; thence Northeasterly along the Westerly bank of Recreation Creek 42 feet, more or less, to a point; thence North 45° West 77 feet, more or less, to a point; thence West 165 feet, more or less, to a point on the West boundary of Section 2, Township 36 South, Range 6 East of the Willamette Meridian; thence South $0^{\circ} 17'$ East along the West boundary of said Section 2, 76.96 feet, more or less, to the point of beginning.