

-BARGAIN & SALE DEED-

KEITH L. RICE, JR. and JEAN M. RICE, Grantors, convey to TED B. DEVORE and KAREN L. DEVORE, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the N 1/16 corner common to Section 12 and said Section 11; thence South 89 degrees 42'53" West, along the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, 1202.45 feet to a point on the Southerly right of way line of Long Lake Road (County Road 774); thence along said Southerly right of way line South 29 degrees 54'23" East 296.22 feet, along the arc of a curve to the left (Radius - 680.00 feet and Central Angle = 23 degrees 44'45") 281.82 feet, South 53 degrees 39'08" East 144.22 feet, along the arc of a curve to the left (Radius = 1130.00 feet and central angle = 17 degrees 28' 43") 344.72 feet, South 71 degrees 07'51" East 88.03 feet, along the arc of a curve to the right (Radius = 870.00 feet and Central Angle = 16 degrees 06'07") 244.50 feet and South 55 degrees 01'44" East 158.87 feet to a 5/8" iron pin with L. S. 1068 plastic cap on the East line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence North 01 degrees 02'12" East 946.05 feet to the point of beginning, and with bearings based on record of Survey No. 4462. All points are marked with a 5/8" iron pin with Tru-Line surveying plastic cap, unless otherwise noted.

The true and actual consideration for this transfer is a gift.

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 use.

Until a change is requested, all tax statements shall be mailed to Grantees: 9018 Ben Kerns Rd., Klamath Falls, OR 97601.

DATED this 30 day of November, 1989.

Jean M. Rice
Keith L. Rice Jr.

STATE OF OREGON)

County of Klamath)

ss. November 30, 1989.

Personally appeared the above-named KEITH L. RICE, JR. and JEAN M. RICE, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Michael J. Miller
Notary Public for Oregon
My Commission expires: 8-11-93

RETURN TO:

BRANDSNESS & BRANDSNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness the 4th day of December A.D. 19 89 at 4:11 o'clock P. M., and duly recorded in Vol. M89 of Deeds on Page 23470.

Evelyn Behn

County Clerk

By Bernetha A. Ketch

FEE \$8.00