

01 JUN 26 AM 11:30

Vol M01 Page 30683



MICHAEL L. DUKE
J. BECKY DUKE
6535 Waddy Rd
Waddy Ky 40076

Grantor's Name and Address

Michael L. Duke
6535 Waddy Rd
Waddy Ky 40076

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Michael L. Duke
6535 Waddy Rd
Waddy Ky 40076

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Michael L. Duke and J. Becky Duke, Husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael L. Duke

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 Klamath County, State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on June 2001; if grantor is a corporation, 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.

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.

Michael L. Duke
Michael L. Duke

J. Becky Duke
J. Becky Duke

STATE OF ~~Oregon~~ ^{Kentucky}, County of Shelby) ss.
This instrument was acknowledged before me on 6-25-2001
by Michael L. Duke
This instrument was acknowledged before me on 6-25-2001
by J. Becky Duke
as grantor's
of Deed

Sherril L. Barber
Notary Public for ~~Oregon~~ ^{Kentucky}
My commission expires 03-14-2001

RF

26 ✓

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the following described property lying East of Squaw Flat Road.

The N1/2 of the SE1/4 of the SW1/4 of Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM:

A parcel of land for road purposes in Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet measured at right angles on either side of the following described center line:

Beginning at the Section Corner common to Sections 14, 15, 22 and 23, Township 36 South, Range 10 East of the Willamette Meridian; thence South 89 degrees 30' West along the North section line of Section 22, 1232.52 feet to the intersection with the center line of said road which is Engineer's Station 41 + 39.56, said station is 42.5 feet at right angles to the power line as it is presently constructed and is the true point of beginning of this description; thence South 24 degrees 43' West along a line parallel with, and 42.5 feet from said power line 4,595.64 feet to Engineer's Station 87 + 35.20 which is the beginning of a 4 degree curve to the left; thence leaving said power line and along the arc of said 4 degrees curve 826.80 feet to Engineer's Station 95 + 62.00 which is the end of said curve; thence South 8 degrees 21' 20" East 552.30 feet, more or less to the South line of Section 22, Township 36 South, Range 10, East of the Willamette Meridian.

State of Oregon, County of Klamath
Recorded 06/26/01, at 11:30 a.m.
In Vol. M01 Page 30683
Linda Smith,
County Clerk Fee\$ 26⁰⁰