



After recording return to:

Brandon C. Roberts  
1916 North Eldorado  
Klamath Falls, OR 97601

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

Brandon C. Roberts  
1916 North Eldorado  
Klamath Falls, OR 97601

Escrow No. K58116S  
Title No. K58116-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 6041

State of Oregon, County of Klamath

Recorded 01/30/2002 3:25 P m.

Vol M02, Pg 6041-42

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'02 JAN 30 PM 3:25

### STATUTORY BARGAIN AND SALE DEED

Jack H. Roberts, Karin W. Roberts and Brandon C. Roberts, not as tenants in commong, but with full rights of survivorship, Grantor, conveys to Brandon C. Roberts and Kimberly A. Roberts, as tenants by the entirety;, Grantee, the following described real property:

See Attached Exhibit "A" Legal Description

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 consideration for this conveyance is \$other than money (Here comply with the requirements of ORS 93.030)

Dated this 25 day of January, 2002

Jack H. Roberts  
Jack H. Roberts

Karin W. Roberts  
Karin W. Roberts

Brandon C. Roberts  
Brandon C. Roberts

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 25 day of January, 2002  
by Jack H. Roberts, Karin W. Roberts and Brandon C. Roberts



[Signature]  
Notary Public for Oregon  
My commission expires: 6-2003

K26

## EXHIBIT "A"

## PARCEL 1:

A parcel of land located in the SE ¼ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 15, Block 8, ELDORADO ADDITION to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the southeasterly corner of Lot 15, Block 8, ELDORADO ADDITION to the City of Klamath Falls, Oregon; thence along the lot line common to Lots 15 and 16 N 24°25'52" E 64.58 feet; thence S 33°54'45" W 67.90 feet to a point on the southwesterly line of said Lot 15; thence following said lot line 11.44 feet along the arc of a 353.30 foot radius curve to the left, the long chord of which bears S 77°37'40" E 11.44 feet to the point of beginning.

## PARCEL 2:

Lot 16, Block 8, ELDORADO ADDITION to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

EXCEPTING THEREFROM a parcel of land located in the SE ¼ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said parcel being a portion of Lot 16, Block 8, ELDORADO ADDITION to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and an adjacent portion of vacated Peach Street, being more particularly described as follows:

Beginning at a point on the lot line common to Lots 15 and 16, Block 8 in said Eldorado Addition from which the southerly lot corner common to said Lots 15 and 16 bears S 24°25'52" W 64.58 feet; thence along said lot line and the extension thereof N 24°25'52" E 41.69 feet to the southwesterly right-of-way line of Eldorado Boulevard; thence following said right-of-way line 12.72 feet along the arc of a 1493.96 foot radius curve to the left, the long chord of which bears S 39°29'40" E 12.72 feet; thence leaving said right-of-way line, S 43°56'10" W 30.60 feet; thence S 33°54'45" W 7.36 feet to the point of beginning.

Account No. R-3809-020DC-02400 -1 Key No. 172182

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