

05 APR 12 PM 3:14

MT6-68608 SH

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THIS SPACE RESERVED

State of Oregon, County of Klamath
Recorded 04/12/2005 3:14 P m
Vol M05 Pg 25294-95
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
BRANDON C. ROBERTS
1916 Eldorado Blvd
Klamath Falls, OR 97601

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

BRANDON C. ROBERTS
1916 Eldorado Blvd
Klamath Falls, OR 97601

Escrow No. MT68608-SH

SPECIAL WARRANTY DEED

BRANDON C. ROBERTS and KIMBERLY A. ROBERTS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to **BRANDON C. ROBERTS**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$1.00**.

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.

Dated this 5 day of April, 2005

[Signature]
BRANDON C. ROBERTS

[Signature]
KIMBERLY A. ROBERTS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 5, 2005 by BRANDON C. ROBERTS and KIMBERLY A. ROBERTS.



[Signature]
(Notary Public for Oregon)

My commission expires 11/18/2007

2600
Am

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land located in the SE1/4 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 North $24^{\circ} 25' 52''$ East 64.58 feet; thence South $33^{\circ} 54' 45''$ West 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 South $77^{\circ} 37' 40''$ East 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 SE1/4 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 South $24^{\circ} 25' 52''$ West 64.58 feet; thence along said lot line and the extension thereof North $24^{\circ} 25' 52''$ East 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 1,493.96 foot radius curve to the left, the long chord of which bears South $39^{\circ} 29' 40''$ East 12.72 feet; thence leaving said right of way line, South $43^{\circ} 56' 10''$ West 30.60 feet; thence South $33^{\circ} 54' 45''$ West 7.36 feet to the point of beginning.